



Park Gate, Upper College Street, NG1 5AP
£199,000 Leasehold


MARTIN&CO

Park Gate, Upper College Street

2 Bedrooms, 2 Bathroom

£199,000

- Two Bedroom Apartment
- Sought After Development
- Ideal Investment Opportunity
- Tenants In Situ
- 6.6% Yield
- Allocated Parking
- EWS1 Approved

ATTENTION INVESTORS Situated in this sought after and well regarded development just a short distance from Old Market Square this spacious two bedroom apartment is an ideal investment opportunity for a Landlord looking to expand their portfolio. With tenants in situ until June 2026 the property generates a 6.6% yield and comprises of a light and airy open plan living/kitchen/dining , two double bedrooms (master with en-suite) and a further bathroom.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The property also benefits from an allocated parking space.

HALLWAY 17' x 3' (5.18m x 0.91m) With wood effect flooring, storage cupboard, intercom system and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 21' x 14' 7" (6.4m x 4.44m) The living/dining space has wood effect flooring, double glazed window and fitted ceiling spotlights with the fitted kitchen having a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer and breakfast bar seating, splash back tiling, integrated electric oven, inset hob and extractor hood over, integrated fridge, freezer, washer/dryer and dishwasher, wood effect flooring, double glazed window and fitted ceiling spotlights.

MASTER BEDROOM 12' 4" x 11' (3.76m x 3.35m) With fitted carpet, fitted wardrobes, double glazed window and ceiling light.

EN-SUITE Comprising of a shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, tiled flooring, chrome heated towel rail and ceiling light.

BEDROOM TWO 12' 4" x 10' (3.76m x 3.05m) With fitted carpet, two double glazed windows and a ceiling light.

BATHROOM Comprising of a panelled bath with chrome mixer tap and shower attachment over, low flush w.c. pedestal wash hand basin, tiled flooring, chrome heated towel rail, part wall tiling and ceiling light.

EXTERNAL The property benefits from an allocated parking space and separate storage unit.









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