



Oak

Property Consultants

1 The Courtyard
32B Shakespeare Street
Nottingham NG1 4FQ
0115 896 5010

mail@oakpropertyconsultants.co.uk

www.oakpropertyconsultants.co.uk

For Sale

Fully Let Student Investment



25 Royal Victoria Court, Nottingham, NG7 4ET

- 2 Bedroom Fully Let Student Investment
- Producing a gross rent £11,040 for the 2020/21 academic year
- Offers in the region of £125,000

Location

The property is situated within an established student area of Nottingham and approximately ½ a mile from the main Nottingham Trent University campus. In addition Nottingham City Centre is a short distance away.

Surrounding uses are a mixture of private residential with the majority having been let to students. In addition Homes for Students have a purpose built student block at the end of Russell Street.

Description

The property comprises a 2 bedroom flat which is situated on the third floor of a purpose built block.

Accommodation

In summary the property comprises a lounge/kitchen with dining area, 2 bedrooms with a bathroom. Floor plans are overleaf.

Tenure

The property is held via a long leasehold interest for a term of 99 years from 15/11/2006 with a ground rent of £250 per annum.

We have held initial discussions with the freeholder who have confirmed that they are prepared to the extend the lease back to 125 years subject to a one of fee of £10,000.

Rent

The property has been let for the 2020/21 academic year at a rental of £115 per person per week on a 48 week contract producing £11,040 for the academic year on an inclusive of bills basis.

Service Charge

A service charge of £685 per annum is due for the upkeep of the external and communal areas.

Fixtures and Fittings

All landlords fixtures and fittings are included in the sale with a list of these available upon request.

Price

Offers in the region of £125,000 are sought for the benefit of the long leasehold interest subject to the tenancies detailed above.

EPC—C 79



Please contact:
Matt Cullen
07775 763015



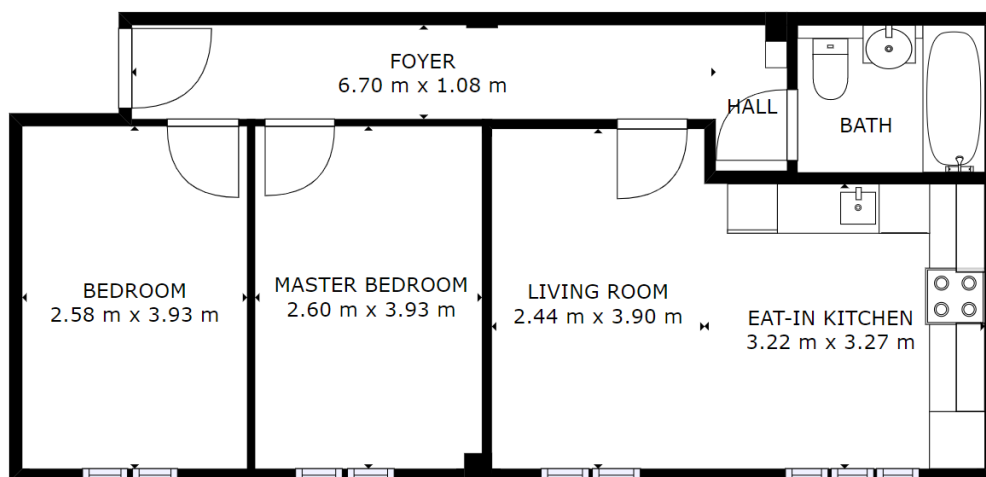
Oak

Property Consultants

1 The Courtyard
32B Shakespeare Street
Nottingham NG1 4FQ
0115 896 5010

mail@oakpropertyconsultants.co.uk

www.oakpropertyconsultants.co.uk



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 55 m²
TOTAL: 55 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Virtual Tour - A virtual tour is available at <https://www.youtube.com/watch?v=TDJA0qEc0Ak&feature=youtu.be>

Oak Services Nottinghamshire Ltd. Company registered in England.
Number 9358298. VAT no. 212 2135 71.





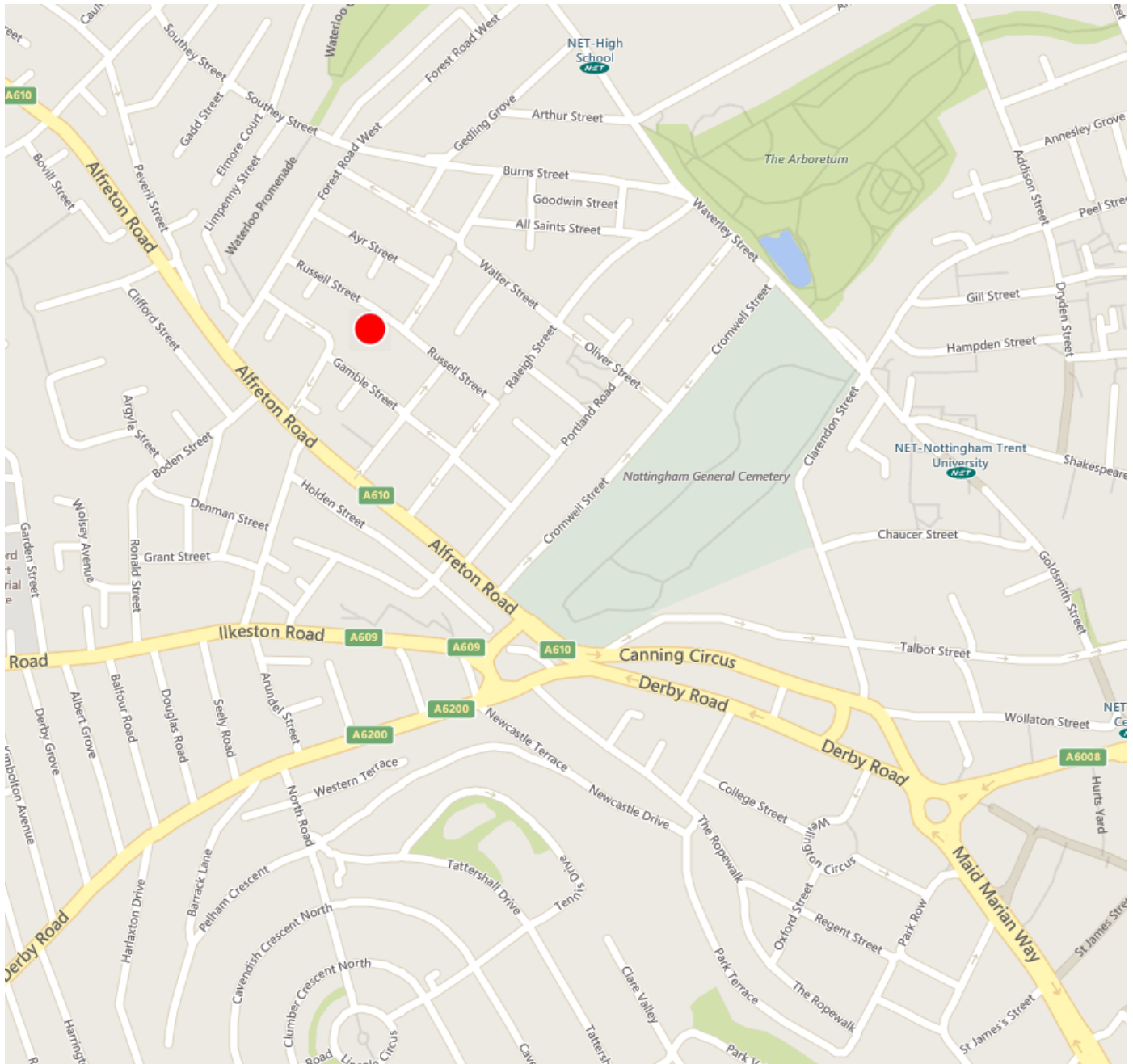
Oak

Property Consultants

1 The Courtyard
32B Shakespeare Street
Nottingham NG1 4FQ
0115 896 5010

mail@oakpropertyconsultants.co.uk

www.oakpropertyconsultants.co.uk



MISREPRESENTATION ACT 1967

- All descriptions, dimensions, distances, floor areas, reference to condition, ratings assessments, references to tenure, necessary permissions for use and occupation and other details contained herein are made in good faith and are for general guidance only. Potential purchasers should satisfy themselves as to the validity of the information given.
- These particulars do not constitute part of an offer or contract. Neither Oak Property Consultants, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property.
- Guide prices and rental figures are quoted exclusive of VAT unless expressly stated to the contrary.
- The reference to any plumbing installations, mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Detailed tests have not been undertaken on any such installations or equipment and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements and also whether any connection charges are payable for services.
- Where these particulars relate to development sites, such particulars will have been prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to contract.
- We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.
- E&OE