



**For  
Sale**

**Fully Let  
Student  
Investment**



## 31 Royal Victoria Court, Nottingham, NG7 4ET

- 2 Bedroom Fully Let Student Investment
- Producing a gross rent £15,552 for the 2024/25 academic year
- Offers in the region of £125,000
- Recently refurbished throughout including a new boiler

### 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, the property has recently been refurbished throughout including the installation of a new boiler.

### 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.

### Rent

The property has been let for the 2024/25 academic year at a rental of £162 per person per week on a 48 week contract producing a gross rental of £15,552.

The lease is on an inclusive of bills basis with a cap of £33 per person per week for the utilities.

### Service Charge

A service charge of £1,220.32 per annum is due for the upkeep of the external and communal areas. The landlords buildings insurance is currently £728.31 for the year.

### 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 tenancy detailed above.

EPC—C 75



**Please contact:**  
**Matt Cullen**  
**07775 763015**

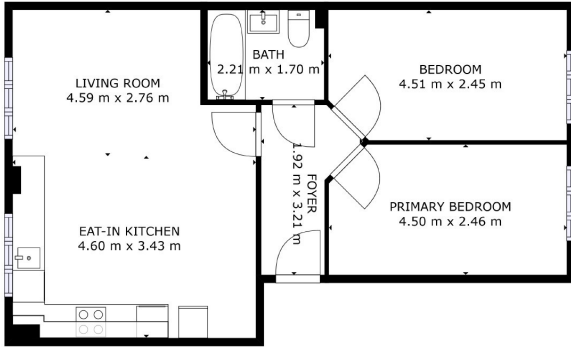


# Oak Property Consultants

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CROSS INTERNAL AREA  
FLOOR 1: 38.42  
TOTAL: 38.42  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





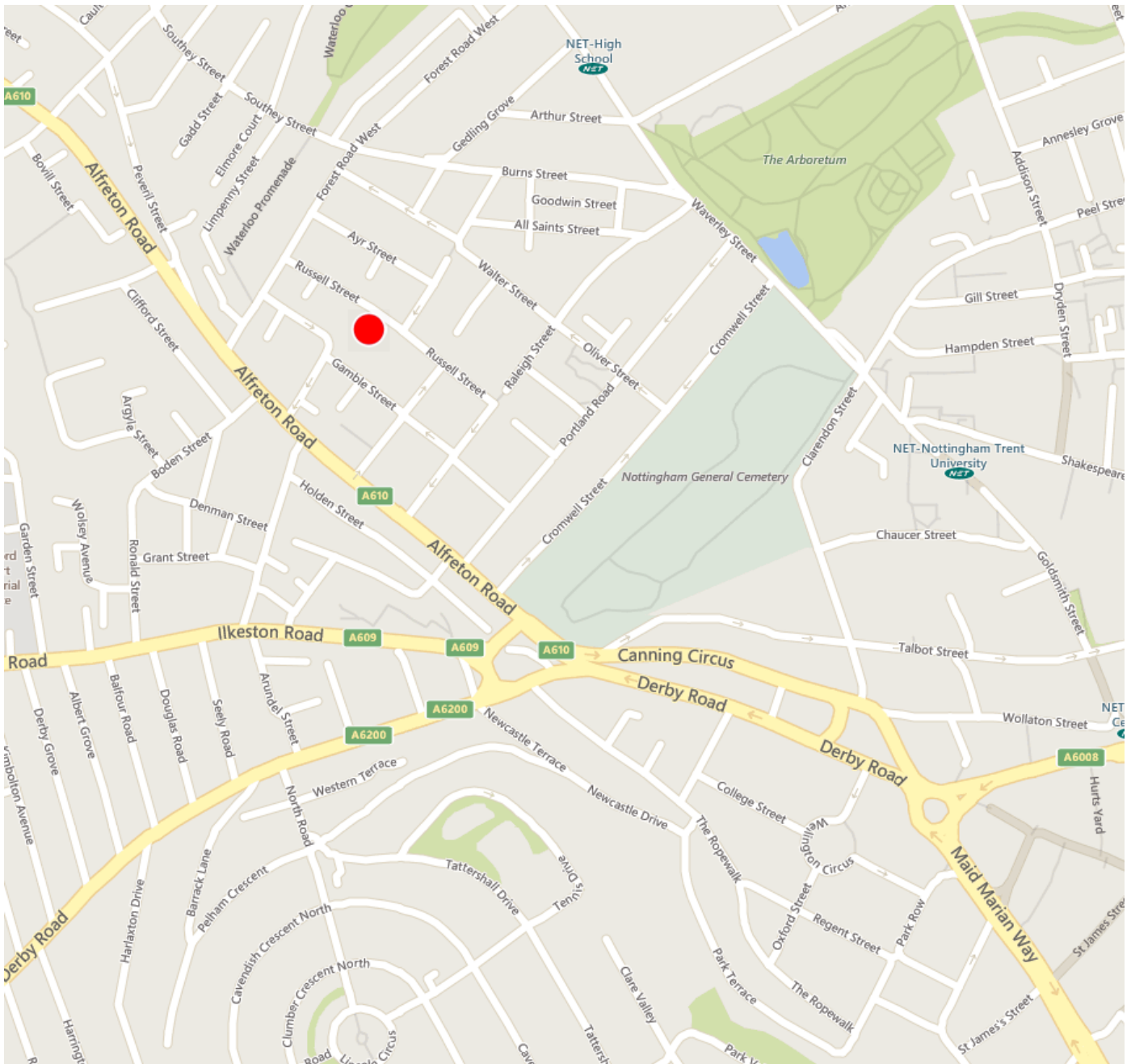
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### MISREPRESENTATION ACT 1967

- 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.
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- 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