



**For
Sale**

**Fully
Let
Student
Investment**



2.6 Cymbeline House, Shakespeare Street, Nottingham, NG1 4FQ

Fully Let Student Investment

- Comprising a 2 bedroom flat
- Let for the 2020/21 academic year at a gross rental of £12,500
- Offers in the region of £149,950 sought for the long leasehold interest.

Location

The property is located in Shakespeare Street in Nottingham city centre immediately adjacent to the main Nottingham Trent University campus.

The development was completed approximately 15 years ago and in total offers 30 self contained apartments.

Description

The property comprises a two bedroom apartment located on the second floor of the development. The accommodation comprises an open plan living area along with 2 bedrooms and a bathroom. The property also benefits from a car parking space.

Rental

The property has been let for the 2020/21 academic year at a rental of £125 per person per week on an exclusive of bills basis on a 50 week contract. The property is therefore generating a gross rental of £12,500 for the current academic year.

Tenure

The property is held via a long lease for a term of 125 years from October 2005. There is an annual ground rent payable of £200

In addition there is a service charge payable for the upkeep of the communal areas and the main structure which currently amounts to £1,178.92 per annum.

Price

Offers in the region of £149,950 are sought for the long leasehold interest.

Fixtures and Fittings

All the landlords fixtures and fittings are to be included in the sale.

Viewings

By appointment with the sole agents.



Please contact:
Matt Cullen
07775 763015

EPC - D—59



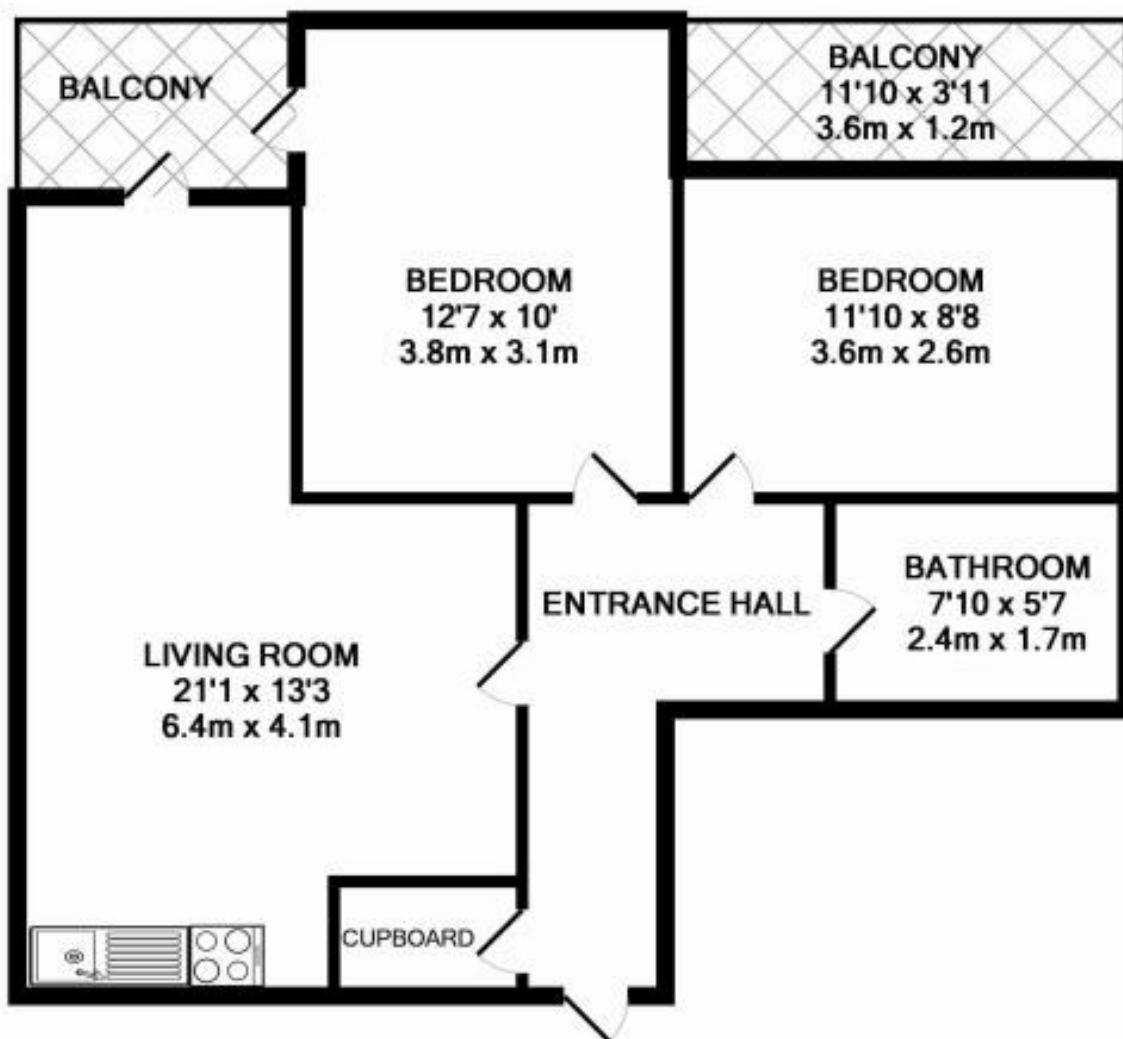
Oak

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TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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- E&OE