

ON BEHALF OF NOTTINGHAM CITY HOMES

# RESIDENTIAL INVESTMENT OPPORTUNITY

7b Waverley Street, Arboretum, Nottingham NG7 4HF



## BUY!

SIX SELF-CONTAINED, FULLY REFURBISHED FLATS  
(ONE FLAT ALREADY SOLD ON A LONG LEASE, FIVE FLATS ARE VACANT)

- Six, one bedroom self-contained flats
- Flat 3 already sold on a long lease (104 years remaining)
- Close to Nottingham city centre & Nottingham Trent University's City Campus



Interested? Contact

Nick Morgan

0115 979 3495

[nmorgan@heb.co.uk](mailto:nmorgan@heb.co.uk)

Matthew Hilton

0115 950 6612

[mhilton@heb.co.uk](mailto:mhilton@heb.co.uk)

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

### LOCATION:

The property is located on Waverley Street, approximately one mile northwest of Nottingham city centre, and approximately 0.2 miles northwest of Nottingham Trent University's city campus.

The property also sits adjacent to the NET tram network / stops, for easy access to Nottingham city centre and its wider conurbations, with the property additionally being adjacent to the Arboretum Park.

### DESCRIPTION:

The property comprises a three storey, semi-detached property which has been converted into six, one bedroom self-contained flats.

Five flats are vacant and have recently gone under full refurbishment ready for immediate tenant occupation.

One flat is already sold on a long lease.

### TENURE:

The building is to be sold on a long leasehold basis, with Nottingham City Council retaining the freehold. Flat three has been sold on a long leasehold basis with 103 years remaining on the lease

The lease will be for a term of 999 years from completion subject to a peppercorn ground rent and will include the following conditions;

- Any remaining work is to be completed to the satisfaction of the council within a set timetable.
- Within three months of practical completion of any works the property should be either occupied or advertised on the market as being available.
- The properties cannot be used as a House in Multiple Occupation.

### WARRANTY ON EXISTING WORKS:

Nottingham City Homes or any third party are not able to provide any warranties in relation to any work already undertaken.

### METHOD OF SALE:

The property is available by way of a private treaty sale.

### PRICE:

The long leasehold is available to purchase at a guide price of:-

**£825,000 long leasehold**

### VAT:

Vat is not applicable to the purchase price.

### ANTI MONEY LAUNDERING:

To meet Anti-Money Laundering regulations, two forms of ID and confirmation of the source of funding will need to be provided by the successful purchaser.

### VIEWINGS & FURTHER INFORMATION:

To view the property and for further information in respect of the sale, please contact the sole selling agents below.

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## ACCOMMODATION:

FLAT No.	FLOOR	BEDS	SQ M	SQ FT	EPC	COMMENTS
1	Ground	1	90.7	976	C	
2	Ground	1	59.1	636	C	
<b>3 - SOLD</b>	First	-	-	-	D	This flat is already sold on a long lease (103 years remaining)
4	First	1	52.8	568	C	
5	Second	1	62.3	671	C	
6	Second	1	52.8	568	C	
<b>TOTAL</b>			<b>317.7</b>	<b>3,419</b>		



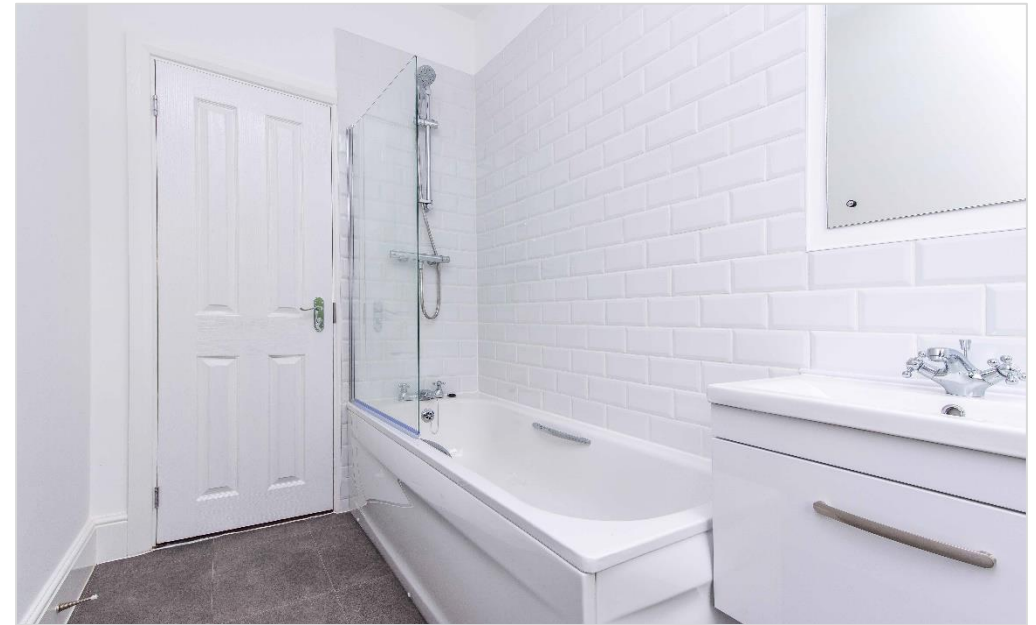
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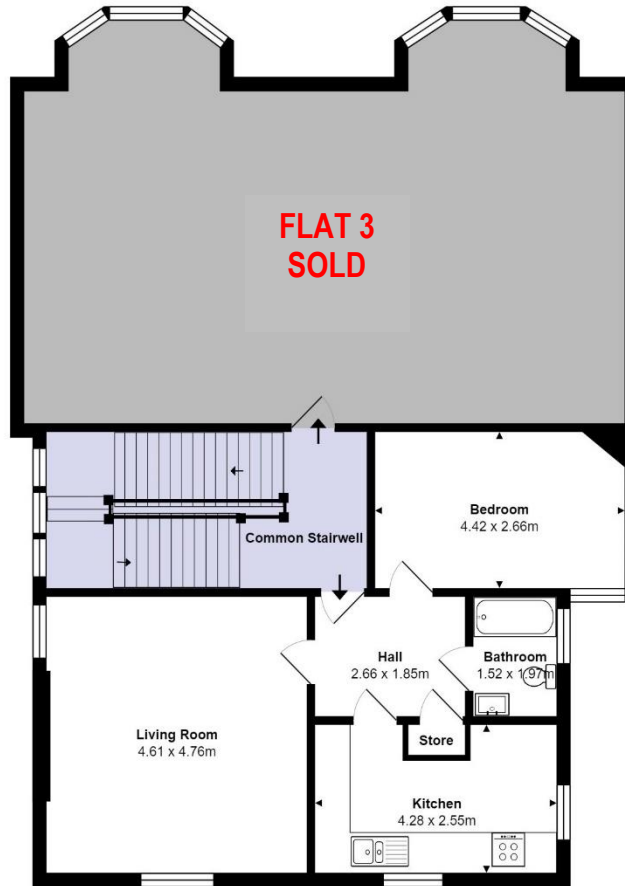
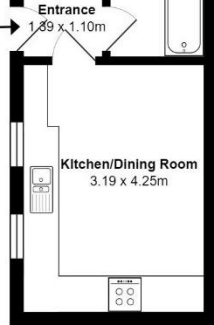
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Flat 1  
Total Area 90.7m<sup>2</sup>

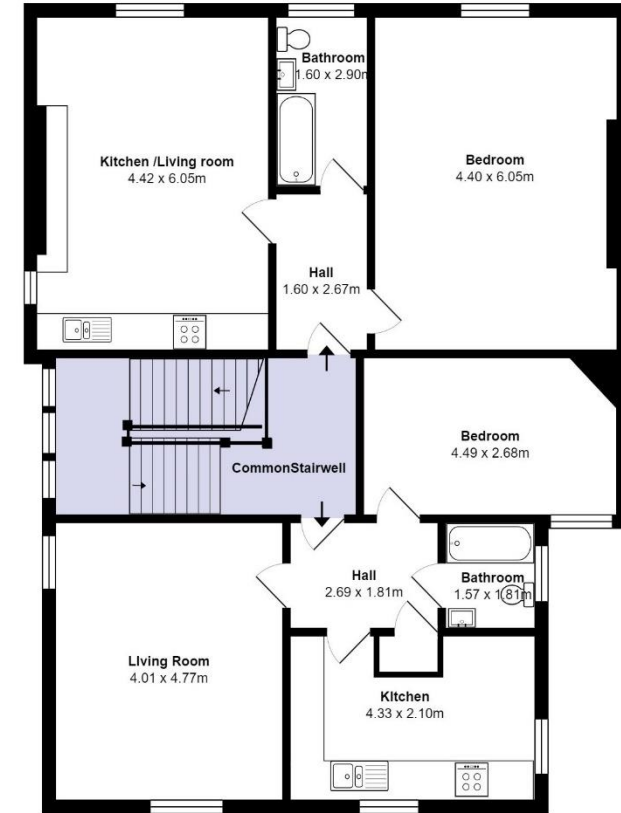


Flat 2  
Total Area 59.1 m<sup>2</sup>



Flat 4  
Total Area 52.8m<sup>2</sup>

Flat 5  
Total Area 62.27



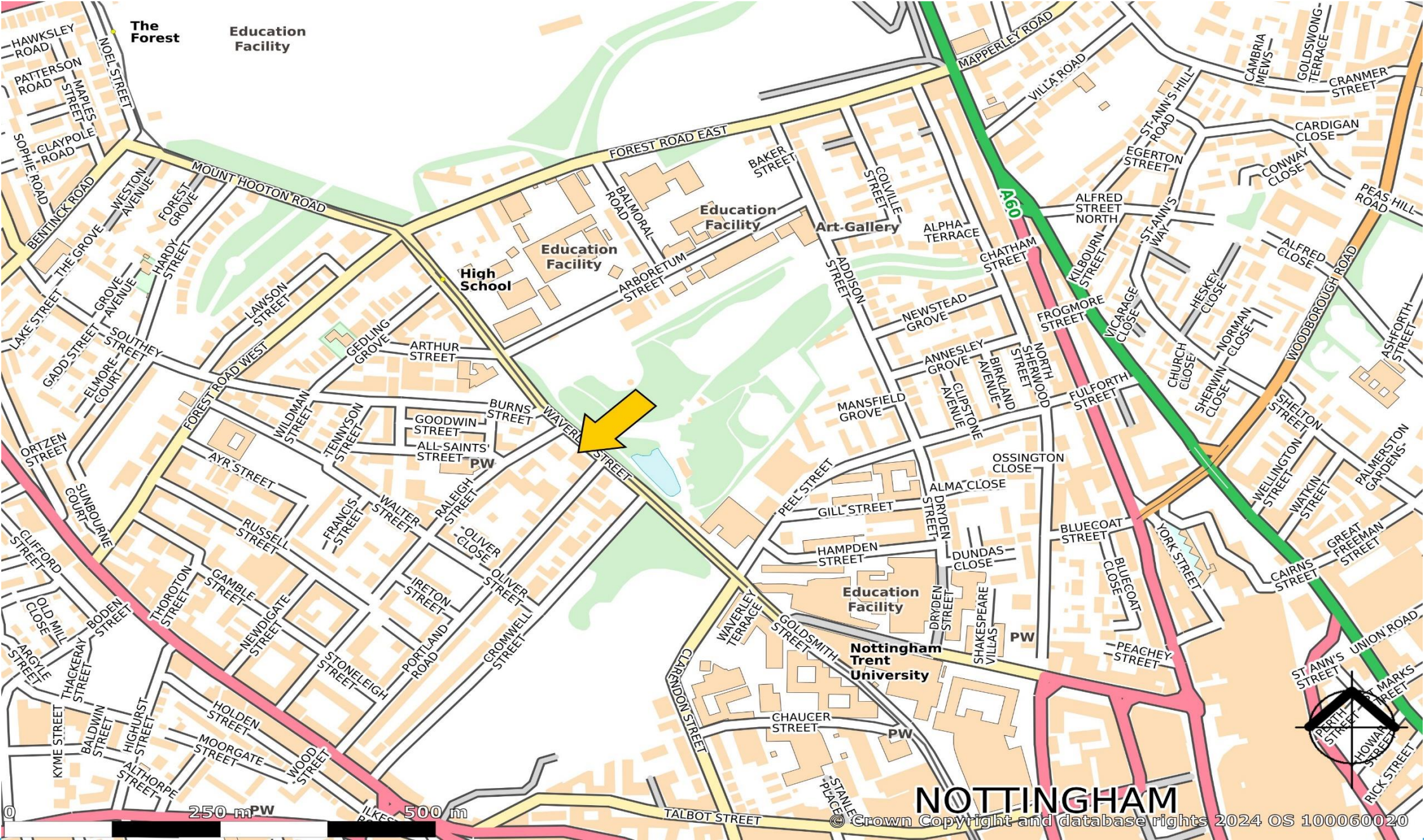
Flat 6  
Total Area 52.8 m<sup>2</sup>

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MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, 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. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any 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 and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) 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.