

ON BEHALF OF NOTTINGHAM CITY HOMES

RESIDENTIAL / INVESTMENT OPPORTUNITY

33 Gedling Grove, Arboretum, Nottingham NG7 4DU



BUY!

TWO SELF CONTAINED FULLY REFURBISHED FLATS
(ONE FLAT ALREADY SOLD ON A LONG LEASE, ONE FLAT IS VACANT)

£225,000
LONG
LEASEHOLD

- Two x Three bed self-contained flats
- Flat 1 (3 bed duplex) is already sold on a long lease (89 years remaining)
- Flat 2 (3 bed, two storey) fully refurbished ready for tenant occupation
- Close to Nottingham city centre & Nottingham Trent University's city campus



Interested? Contact

Nick Morgan

0115 979 3495

nmorgan@heb.co.uk

Matthew Hilton

0115 950 6612

mhilton@heb.co.uk

0115 950 6611

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

LOCATION:

The property is located on Gedling Grove, approximately one mile northwest of Nottingham city centre, and approximately 0.4 miles northwest of Nottingham Trent University's city campus.

The area is a popular rental location being within the catchment area for Nottingham Trent University. The property also sits less than 50 yards from Nottingham's tram network providing easy and direct access to the city centre.

DESCRIPTION:

The property comprises a semi-detached Victorian property which has been split to provide two self-contained flats. One flat is vacant which has been fully refurbished ready for immediate tenant occupation. One flat is already sold on a long lease with 89 years remaining.

CONDITION:

The building has been fully refurbished to include a new roof and uPVC double glazed window units throughout. The vacant flat has also been fully refurbished ready for immediate tenant occupation.

TENURE:

The building is to be sold on a long leasehold basis, with Nottingham City Council retaining the freehold. One flat has already been sold on a long lease with 89 years remaining.

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

- 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 price of:-

£225,000 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.

Interested? Contact

Nick Morgan
Matthew Hilton

0115 979 3495
0115 950 6612

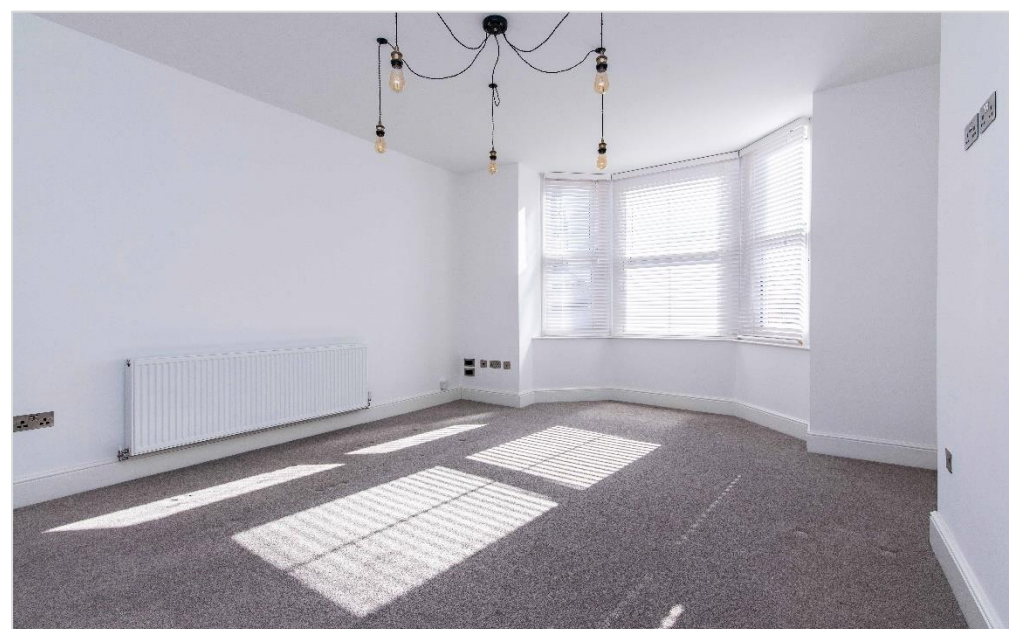
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ACCOMMODATION:

FLAT No.	FLOOR	BEDS	SQ M	SQ FT	EPC	CONDITION / COMMENTS
1 - SOLD	Lower Floor & Ground	-	-	-	TBC	This flat is already sold on a long lease (89 years remaining). An EPC has been commissioned.
2	First & Second	3	120.6	1,298	C	This flat has been fully refurbished.
TOTAL			120.6	1,298		



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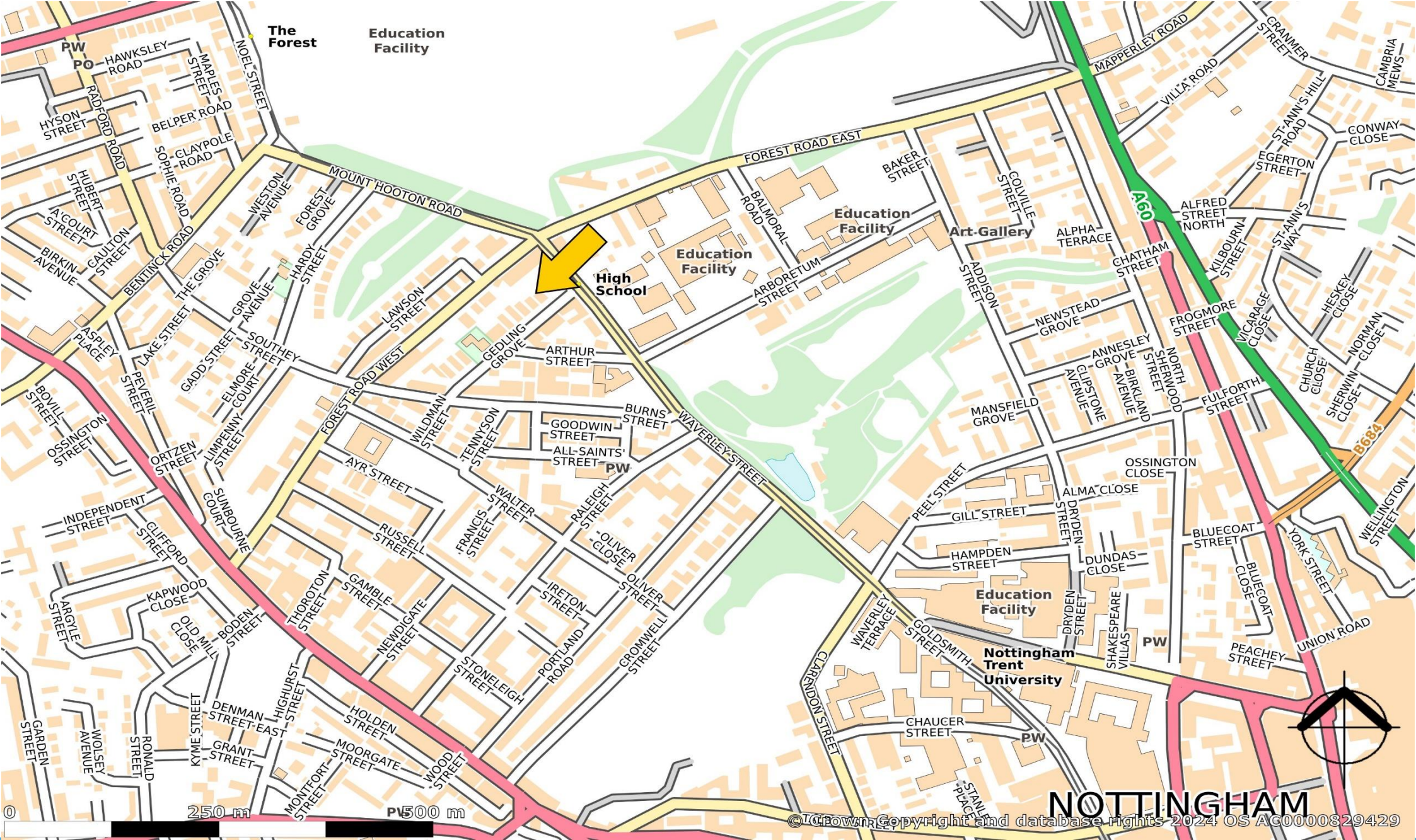
33 GEDLING GROVE – FLAT 2 - FLOORPLAN



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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.