



DavidJames
the estate agent

Calverton Road, Arnold, Nottingham, NG5 8FN

Guide Price £90,000

About This Property

This first-floor flat, located in Arnold, is being sold as a fantastic investment opportunity with a sitting tenant already in place. Please note that due to a defective lease and the freeholder being untraceable, the property is available to **CASH BUYERS ONLY**.

The flat offers spacious accommodation with two double bedrooms, making it a desirable choice for tenants. The entrance hall includes a convenient storage cupboard, while the lounge features an electric fire, creating a cosy atmosphere. The kitchen is equipped with a range of units, offering ample storage and workspace.

The bathroom includes a white suite, with a shower off the mixer taps for added convenience. Benefiting from combination gas central heating and UPVC double glazing, the property ensures warmth and energy efficiency.

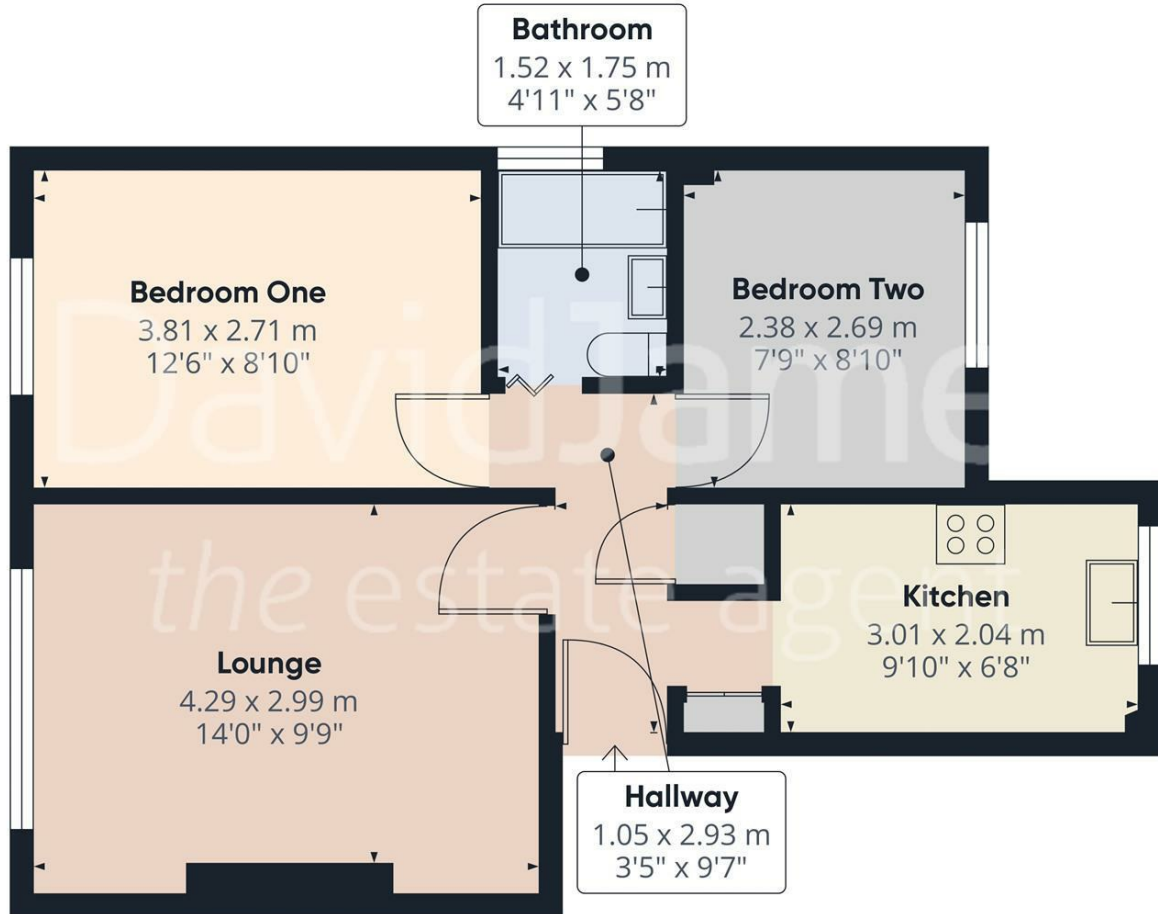
Externally, the property has a garage situated beneath the flat, ideal for additional storage or parking. There is also access to a communal garden at the rear, providing outdoor space for the tenant.

Currently rented with the rent increasing to £650 pcm from October 2024, the property offers a gross yield of 8.66%, making it an attractive investment for those looking for a reliable income stream.



- First floor flat sold as an investment opportunity with a sitting tenant
- **CASH BUYERS ONLY** as there is a defective lease with the freeholder being non-traceable
- Two double bedrooms
- Entrance hall with storage cupboard
- Lounge with electric fire
- Kitchen with a range of units
- Bathroom/WC with white suite and shower off mixer taps
- Combination gas central heating, UPVC double glazing
- Garage situated beneath the property, communal garden to the rear
- Sold with a sitting tenant paying £650 pcm from October 2024 (8.66% gross yield)





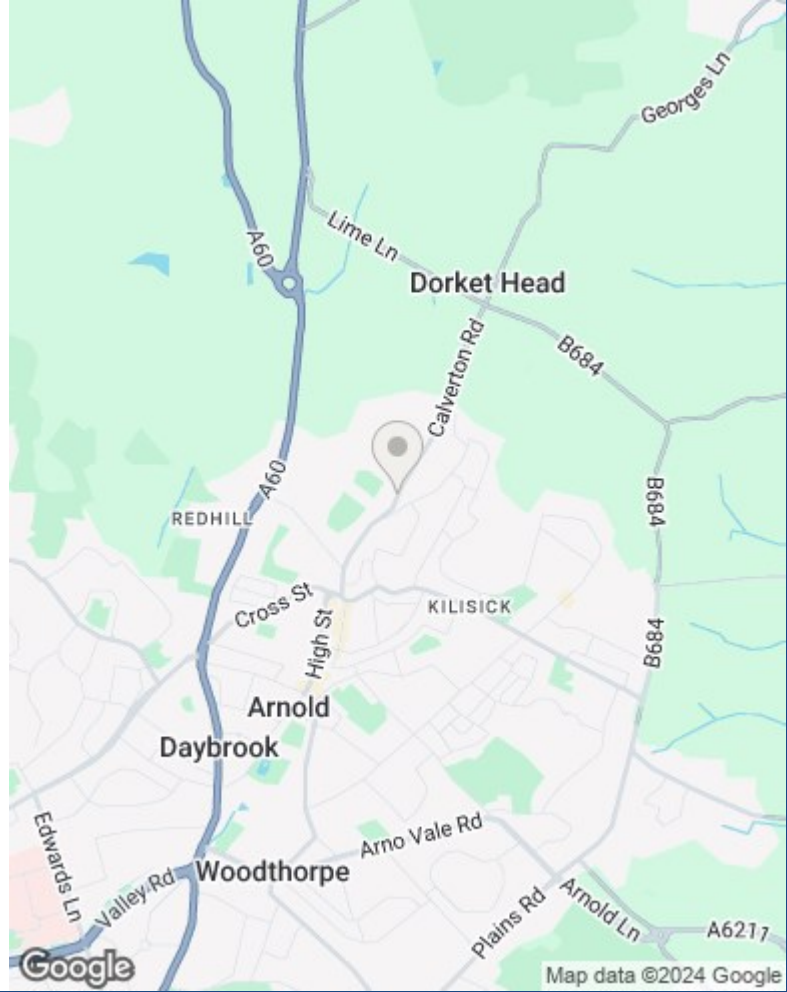
Approximate total area*
44.41 m²
478.03 ft²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: A
Gedling Borough Council
Leasehold

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