

HoldenCopley

PREPARE TO BE MOVED

Riseborough Walk, Bulwell, Nottinghamshire NG6 8DS

£85,000

TENANTED PROPERTY WITH NO UPWARD CHAIN...

This one-bedroom ground-floor flat is a fantastic investment opportunity, sold with tenants in situ who have been living in the property for 1 year currently being professional managed by HoldenCopley. Offered with no upward chain, this property generates a monthly rent of £695, amounting to an annual income of approximately £8,340, providing a gross rental yield of around 9.8%, making it a profitable addition to any investor's portfolio. Situated in a close to a range of location amenities, it provides easy access to various shops, restaurants, and transportation links to the City Centre. Inside, the property features an inviting entrance hall, a generously sized living room, a modern kitchen, and a sleek three-piece bathroom suite. Outside, residents can enjoy access to communal gardens.

MUST BE VIEWED!



- Ground Floor Flat
- One Double Bedroom
- Great Sized Reception Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Leasehold Recently Extended
- Close To Local Amenities
- No Upward Chain
- Immediate Rental Income
- Investment Opportunity

ACCOMMODATION

Entrance Hall

The entrance hall has access to an in-built storage cupboard and a single door providing access into the accommodation.

Living Room

12'9" x 12'5" (3,90 x 3,80)

The living room has a UPVC double-glazed window, a radiator, laminated flooring and a TV point.

Kitchen

10'9" x 6'6" (3,30 x 2,00)

The kitchen has a range of wall and base units with fitted worksurfaces, stainless steel sink with mixer taps and drainer, space for a washing machine, space for a cooker, tiled flooring and a UPVC double-glazed window.

Bedroom

14'9" x 9'10" (4,50 x 3,00)

The bedroom has carpeted flooring, a double-glazed window, a radiator and access to an in-storage cupboard.

Bathroom

6'10" x 6'6" (2,10 x 2,00)

The bathroom has a bath with a wall mounted electric shower, pedestal washbasin with taps, low level flush WC and a UPVC double-glazed window.

OUTSIDE

Outside to the front is access to communal gardens

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Leasehold With Nottingham Council
Service Charge in the year marketing commenced (£PA): £400,00
Ground Rent in the year marketing commenced (£PA): £10,00
Property Tenure is Leasehold. Term: 175 years from 30th January 2024 Term remaining 174 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

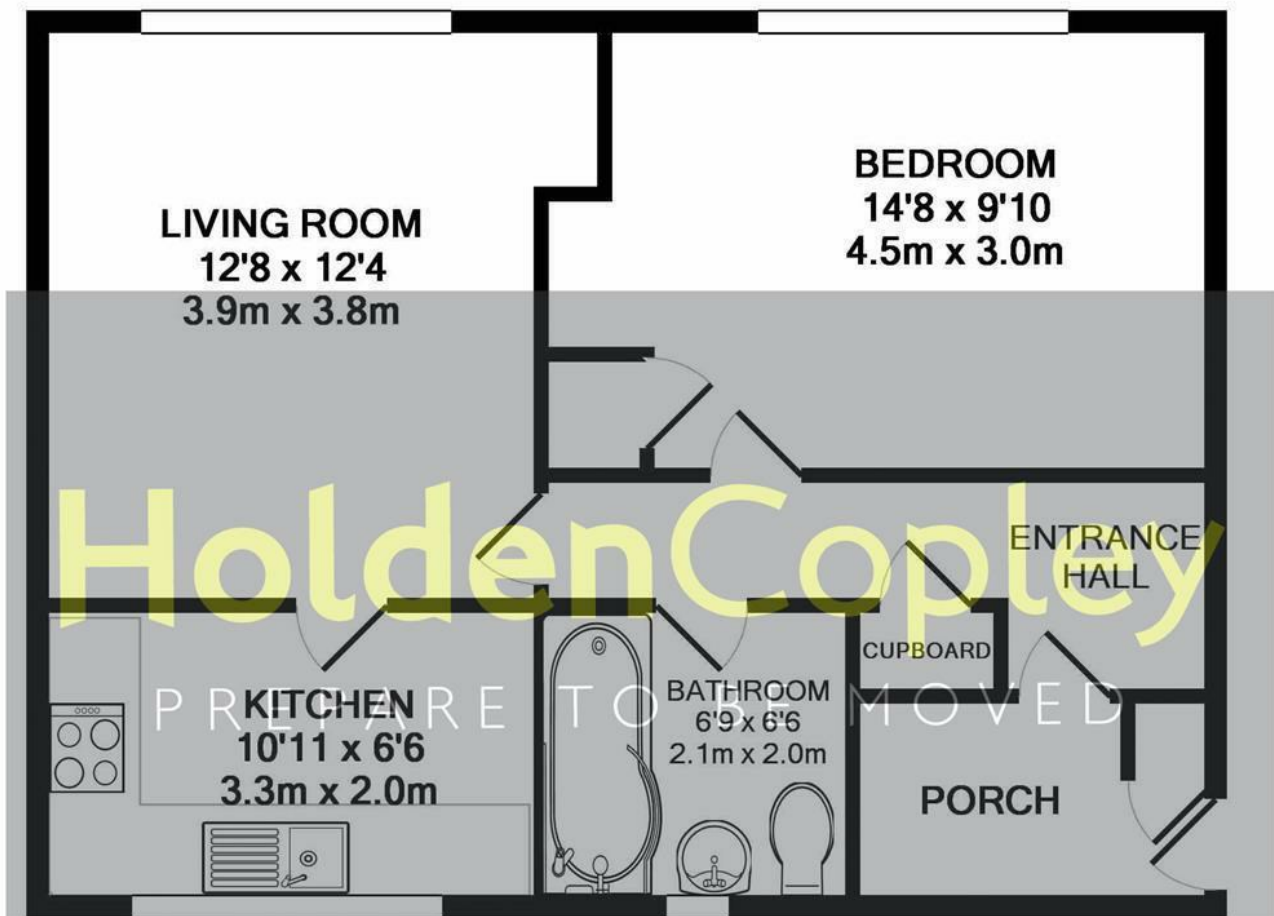
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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