

# JOHNSONS & PARTNERS

Estate and Letting Agency



**46 LYMN AVENUE,**

GEDLING, NG4 4EA

**£485,000**



More Photos Coming Soon

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SMALL INVESTMENT PORTFOLIO | THREE PROPERTIES | ALL RENTED | POPULAR LOCATIONS |

A small portfolio of 3 properties are available for sale. All three properties are currently rented to long term tenants.

The Properties -

- 28 Gedling Grove, Arnold, Nottingham NG5 7ES
- 46 Lymn Avenue, Gedling, Nottingham NG4 4EA
- 60 Arthur Street, Netherfield, Nottingham NG4 2HN

Current Rental Income

- 28 Gedling Grove, Arnold, Nottingham NG5 7ES - £750.00 PCM
- 46 Lymn Avenue, Gedling, Nottingham NG4 4EA - £750.00 PCM
- 60 Arthur Street, Netherfield, Nottingham NG4 2HN - £750.00 PCM

The properties have a combined rental income of £27,000 per year. Each property sits under the current estimated rental value due to long term tenancies.

## Agents Disclaimer

Disclaimer -

Council Tax Band Rating -

- 28 Gedling Grove, Arnold, Nottingham NG5 7ES - Gedling Council – Tax Band A
- 46 Lymn Avenue, Gedling, Nottingham NG4 4EA - Gedling Council – Tax Band A
- 60 Arthur Street, Netherfield, Nottingham NG4 2HN - Gedling Council – Tax Band A

This information was obtained through the directgov website. Johnsons and Partners 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 Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services,

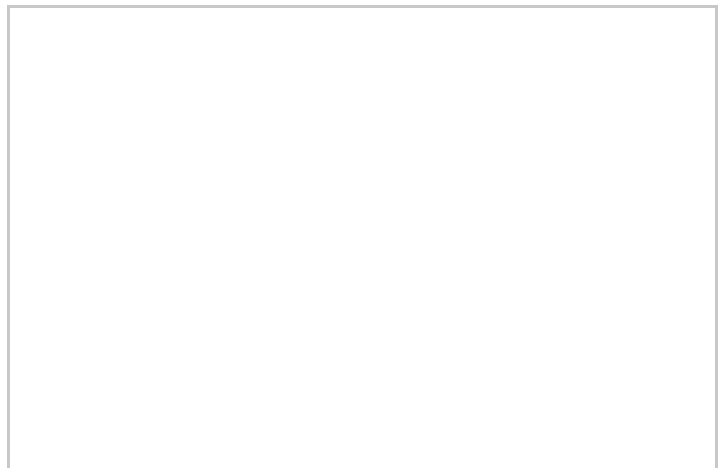
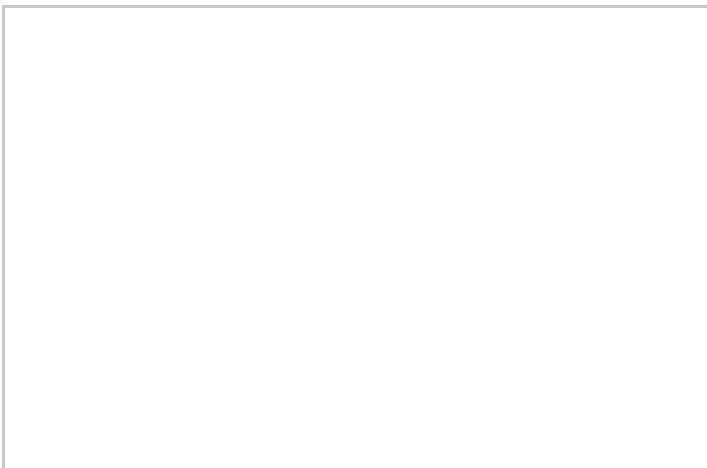
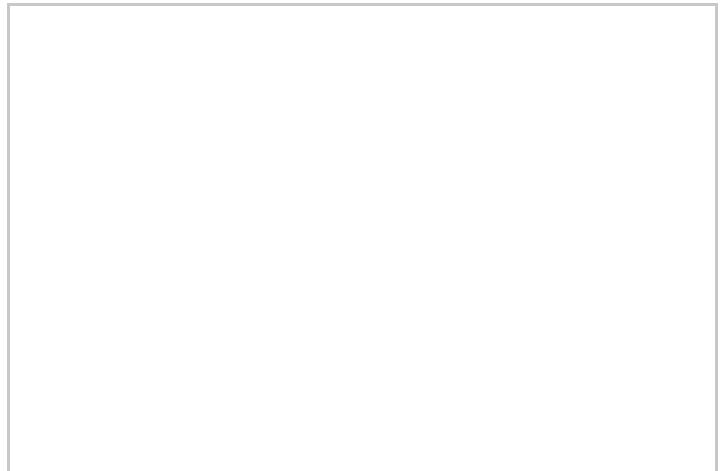
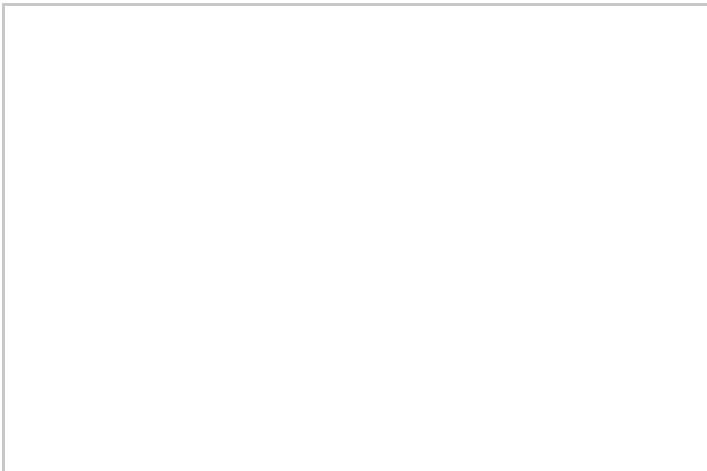
equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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. Johnsons and Partners 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 Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners 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.

## Agents Disclaimer

Under the provision of The Estate Agents Act 1979, we are required to point out that one of the owners of this property portfolio is an employer, employee or relative of Johnsons and Partners Ltd.

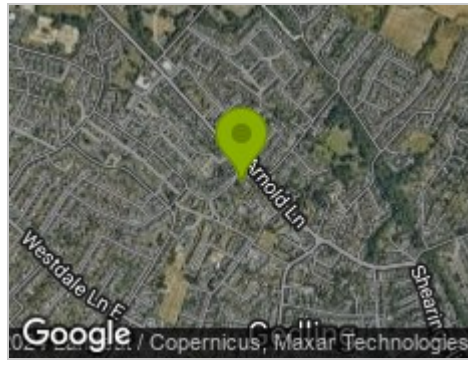




## Road Map



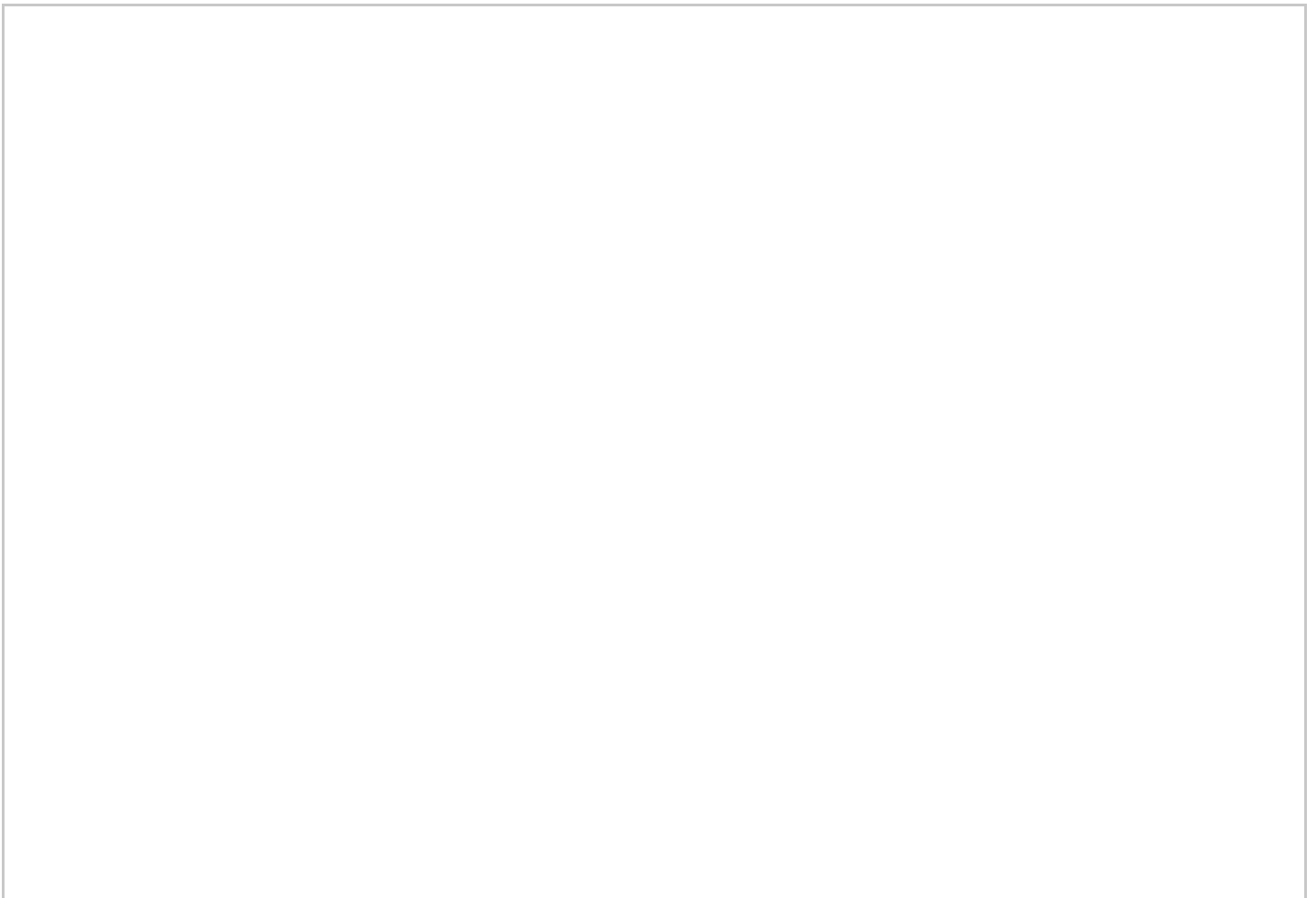
## Hybrid Map



## Terrain Map



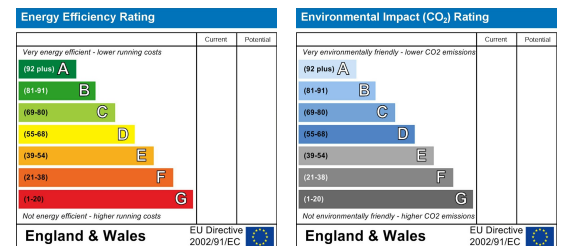
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.