

HoldenCopley

PREPARE TO BE MOVED

Princeton House, Wilford Lane, West Bridgford, Nottinghamshire

£80,000

CASH BUYERS ONLY...

This two-bedroom fourth-floor flat, offered to the market without an upward chain, presents a lucrative opportunity for both seasoned and novice investors alike, boasting an impressive gross rental yield of approximately 12%. Its enviable location alongside the River Trent ensures easy access to a plethora of local amenities, including shops, eateries and excellent transport links. Upon entering through the hallway, you will discover two comfortable bedrooms, a cozy living room, a newly fitted kitchen and a three-piece bathroom suite. Residents benefit from the convenience of off-street communal parking. This property combines a prime location with strong rental returns, making it an exceptional investment choice.

MUST BE VIEWED



- Fourth Floor Flat With Balcony
- Two Bedrooms
- Living Room
- Newly Fitted Kitchen
- Three Piece Bathroom Suite
- Off Street Parking
- Gross Rental Yield Of Approx 12%
- Leasehold
- Close To The City Centre
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has wood laminate flooring, a built-in cupboard, a wall-mounted electric heater and recessed spotlights.

Living Room

10'5" x 16'7" (3.09m x 5.07m)

The living room has a UPVC double-glazed window, wood laminate flooring, an electric heater, a feature fireplace with a decorative surround and access out to the balcony.

Kitchen

5'5" x 11'7" (1.67m x 3.55m)

The kitchen has a range of fitted base and wall units with worktops, an induction hob with an extractor fan, an integrated oven, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, partially tiled walls, tile-effect flooring, a towel rail and a UPVC double-glazed window.

Balcony

3'7" x 11'7" (1.10m x 3.55m)

Bathroom

11'1" x 4'11" (3.39m x 1.51m)

The bathroom has a low level flush W/C, a pedestal wash basin with a swan neck mixer tap, a fitted panelled bath with an electric shower, a grab handle, tiled flooring, partially tiled walls, an extractor fan, a heated towel rail and a UPVC double-glazed obscure window.

Master Bedroom

15'4" x 8'11" (4.68m x 2.72m)

The main bedroom has a UPVC double-glazed window, wood laminate flooring, an electric heater and access out to the balcony.

Bedroom Two

12'9" x 8'10" (3.90m x 2.71m)

The second bedroom has a UPVC double-glazed window, wood laminate flooring, an electric heater and a built-in cupboard.

OUTSIDE

Outside of the property there is on site parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply - With the option to install a gas boiler

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough 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:

Service Charge in the year marketing commenced (EPA): £1,904.36

Reserve Fund in the year marketing commenced (EPA): £4,524.80 - in relation to major windows upgrade to the premises

Ground Rent in the year marketing commenced (EPA): £15

Property Tenure is Leasehold. Term: 99 years from 24 June 1975 - Term remaining 50 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.

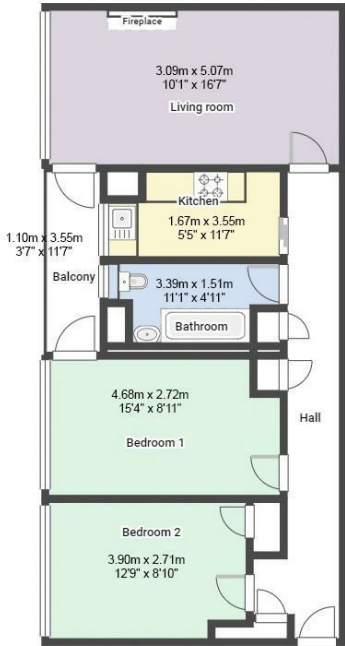
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We 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.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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