

HoldenCopley

PREPARE TO BE MOVED

Bloomsbury Court, Beck Street, Nottingham, Nottinghamshire NG1

£180,000

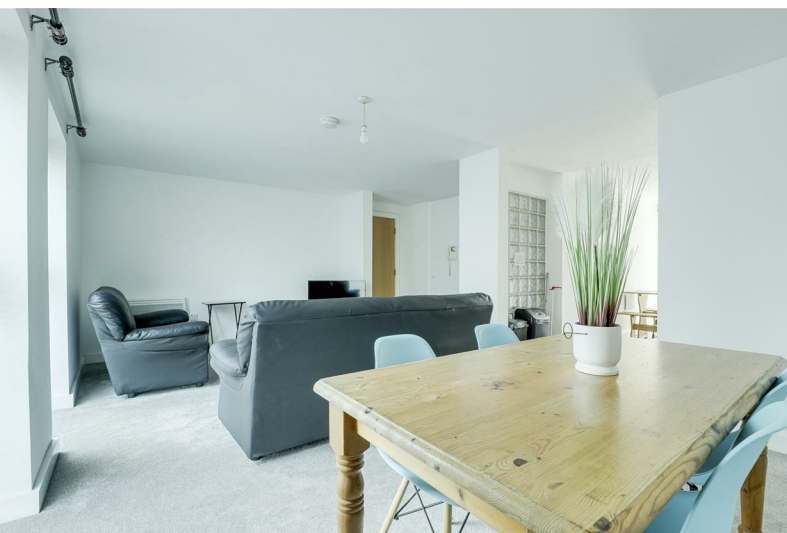
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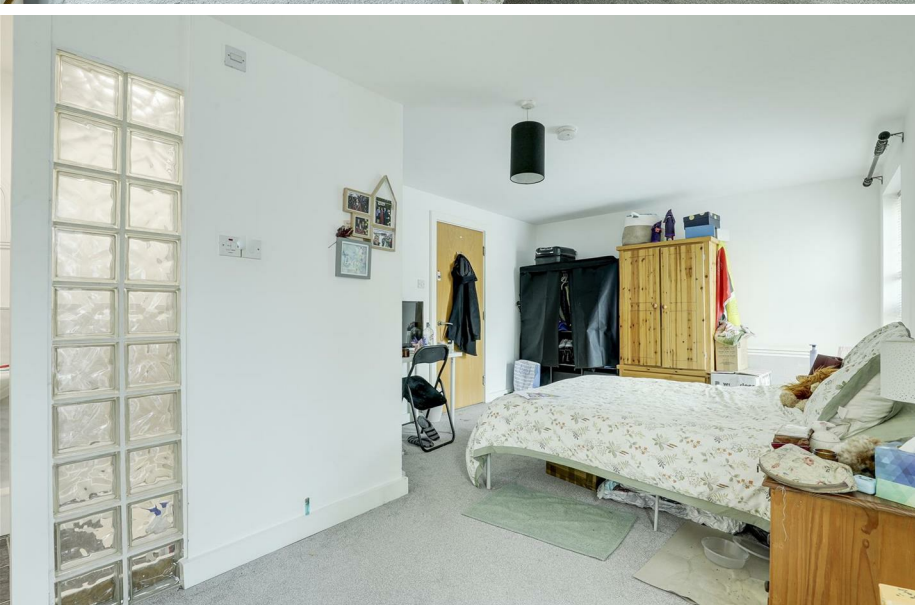


FANTASTIC INVESTMENT OPPORTUNITY...

This well-positioned and spacious three-bedroom HMO flat presents a fantastic opportunity for investors seeking an already income-generating property. Situated on the third floor of a well-maintained building, the property is fully let for the upcoming academic year (September 2025 – July 2026), achieving a monthly rental income of £1,985, this offers a gross rental yield of approximately 9.9% - 11%, making it an attractive hands-off investment. Currently in the process of having the lease extended to 999 years and being converted to a share of freehold, this property offers long-term value and stability for landlords and buy-to-let investors. The accommodation comprises an entrance hall, a fitted kitchen, a spacious reception room perfect for communal living, and three generously sized double bedrooms – one of which benefits from an en-suite shower room. There is also a separate three-piece bathroom suite, ensuring practicality for multiple occupants. Located in the heart of Nottingham City Centre with unbeatable access to transport links, shops, bars, and universities, this is a superb turn-key investment opportunity in one of the city's most sought-after rental hotspots.

MUST BE VIEWED





- Third Floor HMO Flat
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Spacious Reception Room
- Three Piece Bathroom Suite & En-Suite
- Tenants In Situ
- City Centre Location
- Fantastic Investment Opportunity
- Leasehold - Share Of Freehold
- Must Be Viewed





ACCOMMODATION

Hallway

3'11" x 16'3" (1.20m x 4.97m)

The hallway has vinyl flooring, a wall-mounted electric heater, a built-in cupboard and a single door providing access into the accommodation.

Living Room

15'11" x 19'5" max (4.86m x 5.94m max)

The living room has single-glazed windows, carpeted flooring, a wall-mounted electric heater, a wall-mounted phone intercom and open access into the kitchen.

Kitchen

10'0" x 16'2" (3.05m x 4.94m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven and fridge-freezer, an electric hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, vinyl flooring, partially tiled walls and a single-glazed window.

Master Bedroom

11'7" x 19'7" (3.54m x 5.99m)

The main bedroom has single-glazed windows, carpeted flooring, a wall-mounted electric heater and access into the shower room.

Shower Room

5'6" x 7'6" (1.7m x 2.29m)

The shower room has a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, vinyl flooring, waterproof wall panels, a chrome heated towel rail, an electric shaving point and an extractor fan.

Bedroom Two

11'10" x 12'5" (3.63m x 3.79m)

The second bedroom has single-glazed windows, carpeted flooring and a wall-mounted electric heater.

Bedroom Three

11'7" x 9'10" (3.54m x 3.01m)

The second bedroom has a single-glazed window, carpeted flooring and a wall-mounted electric heater.

Bathroom

8'0" x 6'10" (2.44m x 2.09m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, vinyl flooring, waterproof wall panels, a chrome heated towel rail, an electric shaving point and a single-glazed window.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

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

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

The building has a High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – The purchase of the freehold has been agreed and is awaiting completion. Once completed the lease will be extended to 999 years and any restrictions on rentals will be removed.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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 (£PA): £4,789.32

Ground Rent in the year marketing commenced (£PA): £1

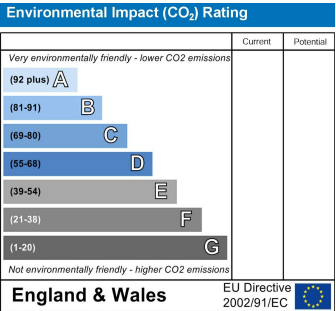
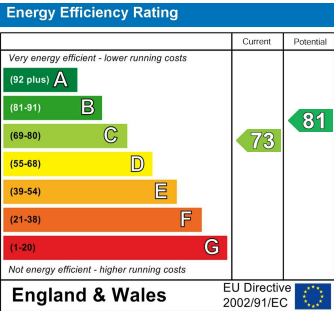
Property Tenure is Leasehold. Term: 125 years from 1 January 2001 but currently in the process of being increased to 999 years

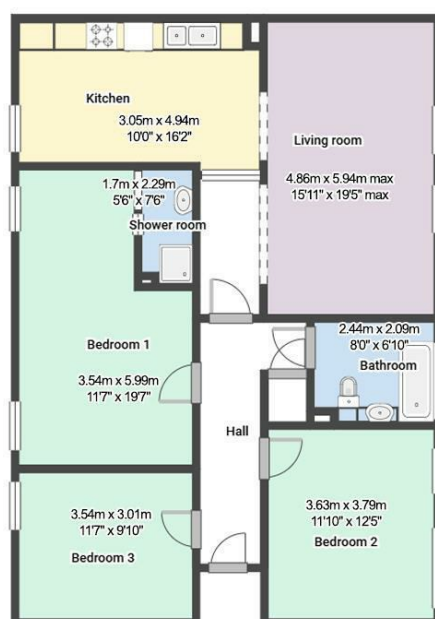
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, 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.

Agents Disclaimer: HoldenCopley, their clients and employees I: 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 HoldenCopley 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. 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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