



## 110 Upper College Street, Nottingham, NG1 5AP

**Asking price £113,000**

\*\*\*INVESTORS ONLY\*\*\*

CityRise is delighted to present a beautiful 2-bedroom apartment in the heart of Nottingham.

The apartment is strategically located in a sought-after area of Nottingham, with convenient access to key commercial, educational, and recreational hubs, including shopping centres, restaurants, parks, and renowned universities.

The property features two generously sized bedrooms, providing ample space for tenants and appealing to a broad range of potential renters. It also benefits from a well-equipped kitchen featuring modern appliances and sleek countertops and a contemporary bathroom.

Nottingham enjoys a high demand for rental properties due to its vibrant economy and growing population. The city's renowned universities attract a large number of students, while its thriving business sector attracts young professionals. Nottingham's ongoing urban regeneration projects and investment in infrastructure contribute to potential capital appreciation, allowing investors to benefit from long-term growth.

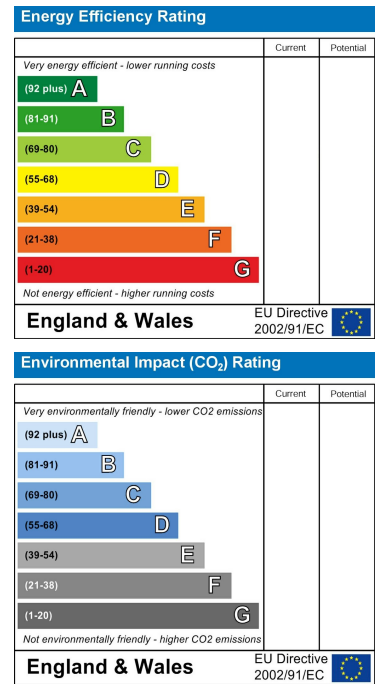


# Floor Plan

# Area Map



# 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.