



## 12 Ashburnham Avenue, Nottingham, NG7 1QD

**Asking price £153,500**

\*\*\*INVESTORS ONLY\*\*\*TENANT IN SITU\*\*\*

CityRise is thrilled to present a stunning two bedroom apartment in Nottingham.

Situated in a highly sought-after area of Nottingham, this apartment is within close proximity to amenities, public transportation, shopping centres, and entertainment options. The apartment features a contemporary design, maximizing both space and aesthetics; open-plan layout creates a bright and welcoming atmosphere, perfect for tenants seeking a comfortable and modern living space.

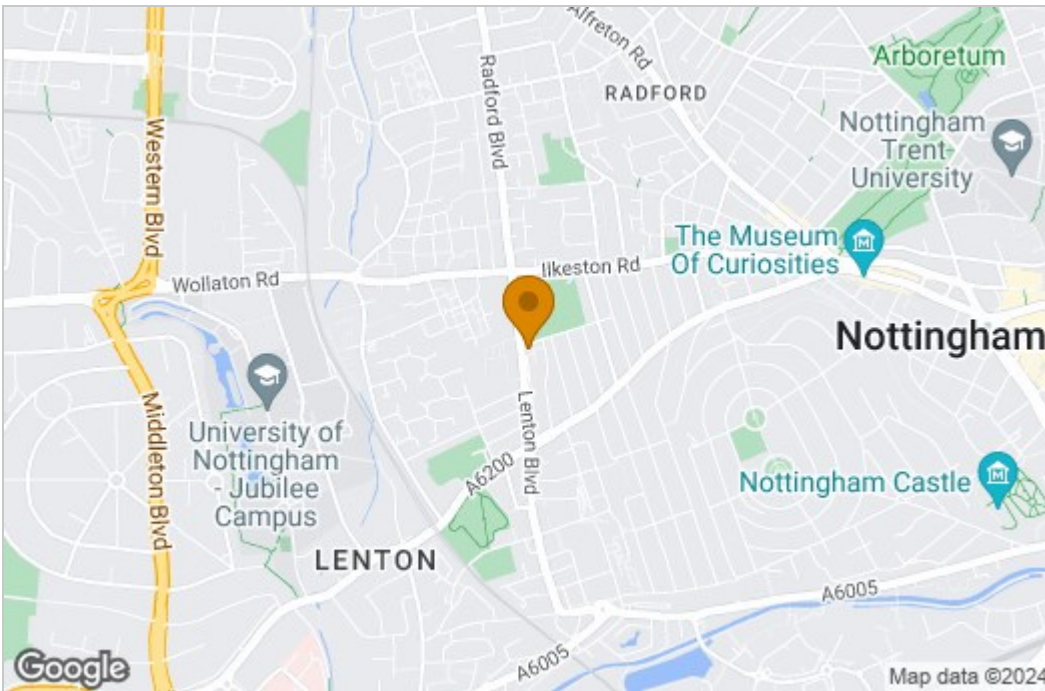
The kitchen is equipped with modern appliances and ample storage space, bedrooms are generously sized, providing tenants with a comfortable retreat. Large windows allow for plenty of natural light, enhancing the overall ambiance of the space. The apartment also benefits from a well maintained and modern bathroom and en-suite.

The property has a proven track record of consistent rental income, making it a reliable investment for those looking for a steady cash flow. Nottingham is experiencing a steady increase in property values, making it an attractive location for investors.

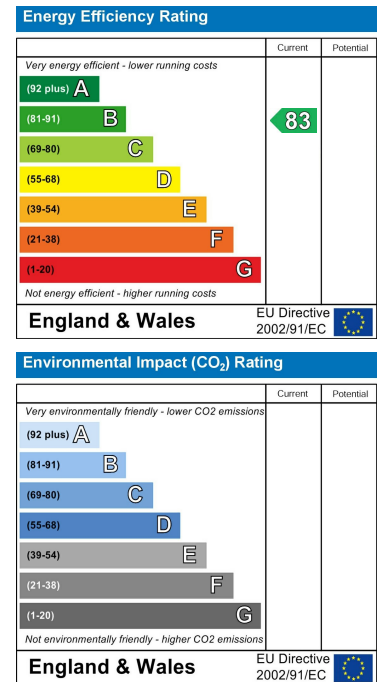


## Floor Plan

## Area Map



## Energy Efficiency Graph



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