

## North Sherwood Street, Nottingham, Nottinghamshire NG1 4EN



**Auction Guide £340,000 Freehold**



### Prime Investment Opportunity: Fully Tenanted 6 Bedroom Student Townhouse in North Sherwood Street, Nottingham

Investors! Here's your chance to step into a great investment opportunity in the heart of Nottingham's bustling student district. Nestled in the highly sought-after North Sherwood Street, this meticulously maintained 6-bedroom townhouse, built in 2000, is ready to deliver impressive returns from day one.

Secure Rental Income: With tenants already in situ this year and tenants signed up for the academic year 2024 to 2025, this property ensures a robust income stream of £39,168 for a 48 week tenancy period. What's more, bills are included with a cap of £16 per person per week, along with an allowance for internet, making it an attractive proposition for both students and landlords.

### **Comprehensive Furnishings:**

Fully furnished to a high standard, this property offers tenants everything they need for comfortable living and studying, from essential appliances to cozy seating areas, ensuring maximum appeal and minimal vacancies.

### **Modern Kitchen Diner:**

The ground floor boasts a spacious kitchen diner equipped with top-of-the-line amenities, including a 6-ring gas hob, two integrated ovens, ample storage space, dual fridge and freezer units, a dishwasher, and a washing machine. This inviting space is perfect for communal cooking and dining experiences.

### **Relaxing Lounge Area:**

Located to the rear of the first floor, a small lounge area provides a cozy retreat for tenants to unwind and socialize.

### **Equal-Sized Bedrooms:**

Spread across the first and second floors are six double bedrooms, each offering similar sizes, making it ideal for students. This thoughtful layout promotes fairness and harmony among occupants, enhancing the overall living experience.

### **Bathrooms:**

Conveniently on every floor there is a W/C and on the first and second floor there is a separate shower room, adding practicality to everyday living.

### **Professional Management:**

Enjoy peace of mind knowing that this property is fully managed by a professional lettings' agent, handling all aspects of tenant communication, maintenance, and administrative tasks, leaving you free to reap the rewards of hassle-free investment.

As you would expect all Electrical installations, Gas, PAT test certificates are up to date.

### **Investment Opportunity:**

Whether you're a seasoned investor or a first-time landlord, this fully tenanted student townhouse presents an exceptional opportunity to secure a reliable income stream in Nottingham's thriving rental market. Don't miss out on this chance to add a prime asset to your portfolio. Contact us today to arrange a viewing and take the next step toward financial success in North Sherwood Street!

### **Auction Details**

This property is for sale by the Modern Method of Auction.

Should you view, offer, or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties).

This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey).

### **Auction Details**

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangement**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services, and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>74</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>72</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	