



Minerva House,  
Spaniel Row, Nottingham  
NG1 6BF

**£60,000 Leasehold**



**\*\*GUIDE PRICE £60,000 - £65,000\*\***

**\*\* STUDENT ACCOMMODATION \*\* GREAT INVESTMENT \*\* TENANT CURRENTLY IN SITU FOR ACADEMIC YEAR \*\***

Robert Ellis Estate Agents are delighted to present to the market this fantastic investment opportunity of a superior studio apartment situated in the popular complex, Minerva House.

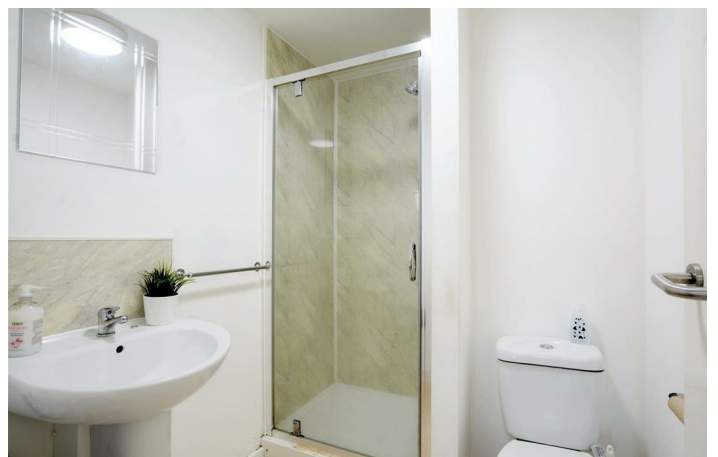
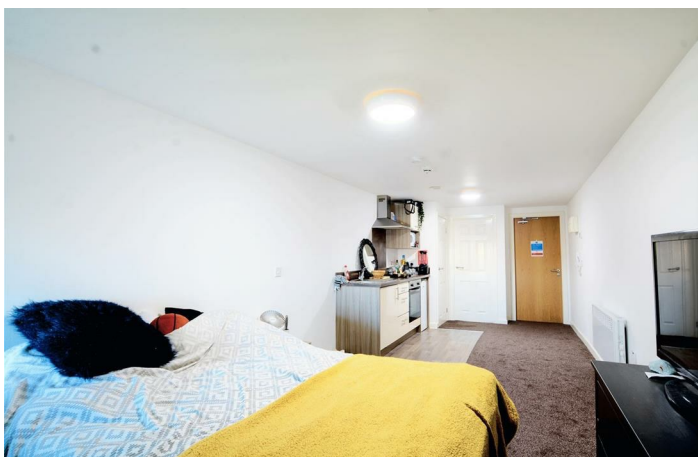
The property is positioned within the heart of Nottingham City centre, with easy access to transport links such as buses and trams. It is ideal for students as it allows direct access to all Nottingham's charms such as bars, restaurants and more. The University of Nottingham is accessible via a bus, with Nottingham Trent University being within walking distance.

Minerva House has a large range of flats available. This property is a superior size, benefitting from a higher specification and larger studio size.

The accommodation on offer comprises; entrance to the studio with open plan living, kitchen and sleeping space with a separate bathroom. With this, students within Minerva House have access to bespoke communal facilities, including an equipped gym, laundry facilities, entertainment lounge and cinema room with TV's, social area with pool tables and a bicycle storage. The complex also offers free broadband, ideal for the student residents.

Minerva House is a fantastic opportunity for an investor looking to start or grow their portfolio, as the complex is popular for students with its location and amenities. Nottingham hosts a high level of students due to the popularity with the universities, meaning sourcing tenants comes with ease for this property.

For more information, please contact the office.



### Open Plan Living Area

8'11" x 26'7" approx (2.72 x 8.12 approx)

Front door to the front elevation accessed via communal corridor. Open Plan Living / Sleeping / Kitchen Area. UPVC double glazed window to the rear elevation with stunning views of city centre. 2 x Ceiling light points. Wall mounted storage heater. Carpeted flooring upon entrance continuing to the Living / Sleeping Area. TV point. Lino Flooring in Kitchen Area. Range of wall base and drawers unit with worksurface over. Sink and drainer unit with dual heat tap. Integrated electric oven with 4 ring induction hob and extractor unit above. Space and point for undercounter fridge freezer. Space and point for wall mounted microwave. Ceiling to Floor height storage cupboard. Panelled door leading to Bathroom.

### Bathroom

4'8" x 5'0" approx (1.43 x 1.53 approx)

Modern 3 piece suite comprising of a walk-in shower with mains fed shower unit, pedestal wash hand basin with dual heat tap and low level flush W/C. Lino flooring. Ceiling light point. Tiled splash backs.

### Council Tax

Local Authority: Nottingham

Council Tax band: B

### Rental Income

Current Rental Income: £197.50 per week

The property is tenanted for this academic year (ending July 2024) with the possibility that it will be extended over the summer.

### Service Charge & Ground Rent

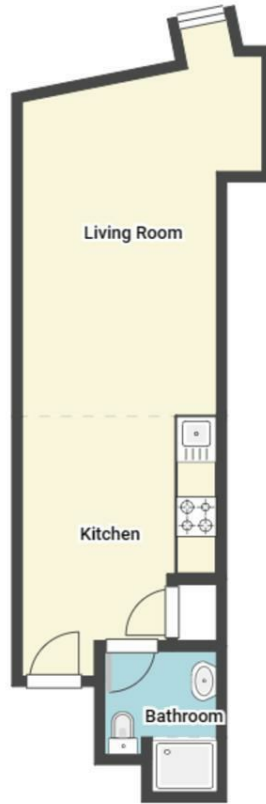
Service Charge for 2023/24: £286.80 per calendar month

Ground Rent: £150 per annum

Currently 240 years remaining on the lease



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.