



FOR SALE

Newly Built Apartment Block

Mansfield Street, Sherwood Nottingham NG5 4BN

KEY FEATURES

- 14 x 1-bedroom apartments – all newly built
- Total internal area (including communal areas): 890 sqm
- Total apartment area: 630 sqm
- Offered vacant or fully let by completion
- Expected gross rental income: £155,400–£159,600 per annum
- Freehold with practical Completion September 2025

For further information or to arrange a viewing, please contact Lester & Bingley.



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PRICE

OIRO £2,200,000



LEGAL COSTS

Each party to bear their own costs.

We are delighted to present an exceptional off-market residential investment opportunity in the heart of Nottingham—a newly constructed apartment block offering outstanding potential for both established investors and asset managers seeking a valuable addition to their portfolio.

Comprising 14 contemporary one-bedroom apartments, this impressive asset spans a total internal area of 890 sqm (inclusive of communal spaces), with the apartments themselves accounting for 630 sqm. The property is available either vacant or fully let upon completion, providing maximum flexibility to suit your investment strategy. With an expected gross rental income between £155,400 and £159,600 per annum and the benefit of freehold tenure, this is a compelling offer for those seeking strong, long-term returns.



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The apartment block is fully self-contained, offering buyers the opportunity to let the units prior to completion or to implement their own letting and management approach post-acquisition. Priced at a guide of £2.2 million, this property represents a rare chance to secure a high-quality, newly built asset with significant income potential in a prime Nottingham location.





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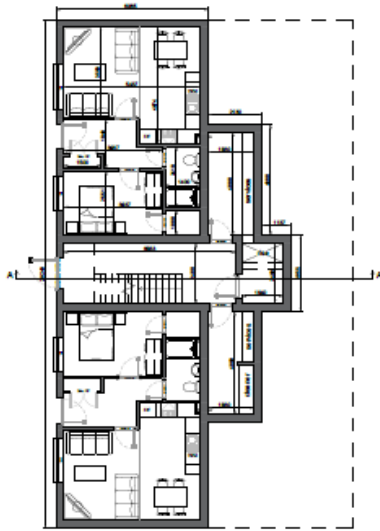
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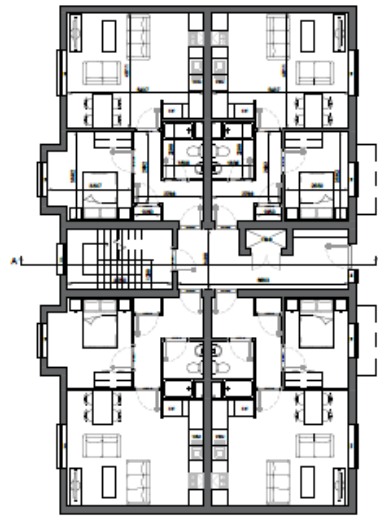
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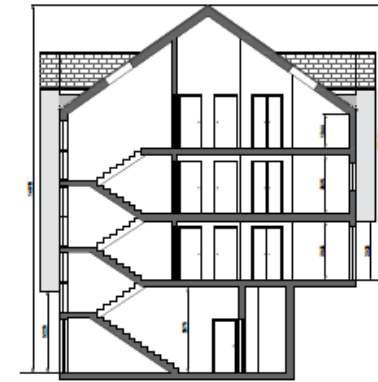
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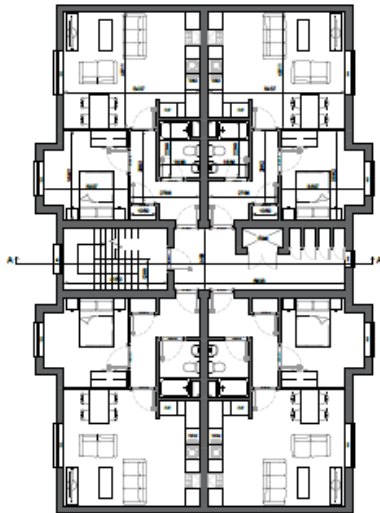
PROPOSED LOWER FLOOR PLAN - 151.44m²
SCALE 1/100



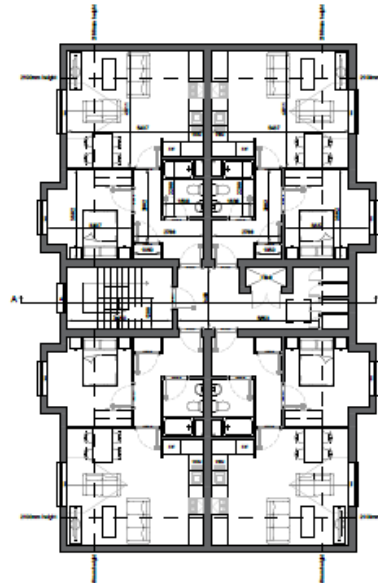
PROPOSED GROUND FLOOR PLAN - 243.30m²
SCALE 1/100



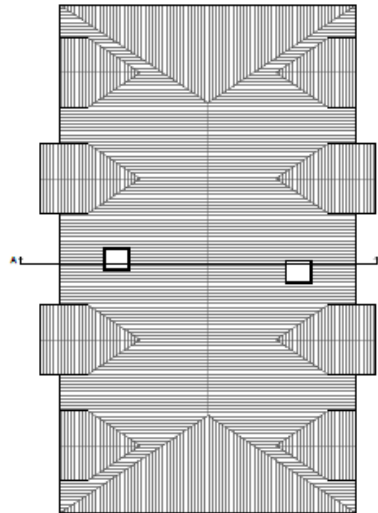
PROPOSED SECTION AA
SCALE 1/100



PROPOSED FIRST FLOOR PLAN - 247.71m²
SCALE 1/100



PROPOSED SECOND FLOOR PLAN - 247.71m²
SCALE 1/100



PROPOSED ROOF FLOOR PLAN
SCALE 1/100



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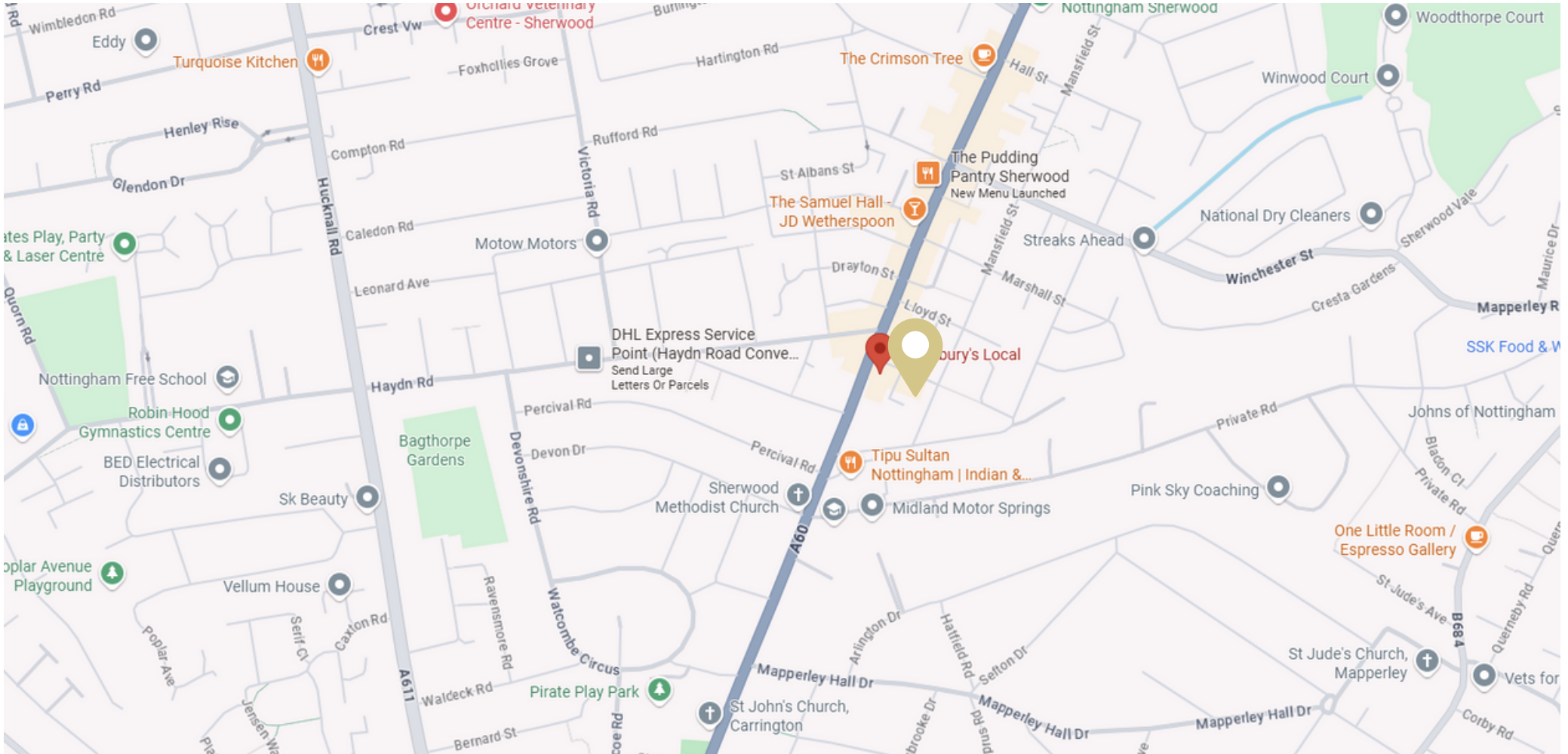


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LOCATION



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