



4 The Axis, Wollaton Street, Nottingham, Nottinghamshire, NG1 5FW

Offers Over £194,000

- Investment Opportunity
- Two Bedrooms
- Open Plan Living Area
- Under Ground Parking
- EPC C
- Dulpex Apartment
- Two Bathrooms
- Fifth Floor
- Balcony
- Cash Buyers Only

# Wollaton Street, NG1 5FW

**\*\* Not to be Missed\* Ready Made Investment\***

Situated on the fifth and sixth floor, this duplex apartment provides accommodation including an entrance hall, a fitted bathroom, two double bedrooms (one with an en-suite shower room), and a spacious open plan living/kitchen/dining area with a range of built in appliances to the kitchen area, and full height windows and doors opening onto a balcony from the living area.

Benefiting from electric heating, double glazing, and a security entry system, the property also has a parking space in the secure underground car park.

Situated in the heart of Nottingham city centre, the property is within walking distance of a wealth of facilities including shops, restaurants, museums, and bars, as well as a number of busy university sites. The railway station, tram network, and main road routes are easily accessible.

The apartment is let until August 2024, currently achieving £1450 pcm.

Viewing is essential.



Council Tax Band: D



## Directions

Wollaton Street can be located off Alfreton Road, in the heart of Nottingham city centre.

## COMMUNAL ACCOMMODATION

### Communal Entrance Door

At ground floor level, opens to the:-

### Communal Entrance Hall

With a lift and stairs to all floors. 4 The Axis is located on the fifth floor.

## 4 THE AXIS - PRIVATE ACCOMMODATION

### Private Entrance Door

Opening to the:-

### Entrance Hall

Stairs rising to the open plan living/kitchen/dining area, wall mounted electric heater, doors into the bathroom and two bedrooms.

### Bathroom

Fully tiled and fitted with a three piece suite comprising a panelled bath with a shower over, a low flush wc, and a wash hand basin.

### Bedroom One

A double bedroom with double glazed windows to the front elevation, wall mounted electric heater, built in wardrobe, and a door to the:-

### En-Suite Shower Room

Fully tiled and fitted with a low flush wc, a wash hand basin, and a corner shower enclosed with glazed screens and a rainfall shower.

### Bedroom Two

A second double bedroom with a double glazed window to the front elevation, wall mounted electric heater, and built in wardrobe.

### Open Plan Living/Kitchen/Dining Area

KITCHEN AREA:- Fitted with a range of wall, drawer and base units, square edge work surfaces, inset sink with a chrome mixer tap over, integrated appliances include a washing machine, a dishwasher, a fridge/freezer, a microwave, an electric oven, and an electric hob with a stainless steel extractor hood over.

Breakfast bar/island unit, ceiling spot lights, and open access to the:-

LIVING/DINING AREA:- Wall mounted electric heater, ceiling spot lights and ceiling light point, double glazed French doors with double glazed panels over and full height double glazed windows to both sides, opening to the BALCONY which enjoys views over the city centre.

## OUTSIDE

The property has a parking space in the secure under ground car park.

## LEASEHOLD

We have been informed that a lease of 125 years was granted in 2009.

The vendor has also advised that there is an annual Ground Rent of £200 and Maintenance Charge of £3432.00.

## Currently Let

The property is let until August 2024.

We understand that the current rent is £1450 pcm.

For further information, please contact Tassi Sales & Lettings.

## Furniture

The property will be sold with existing furniture.

## Council Tax Band

Council Tax Band D. Nottingham City Council.

Amount Payable 2023/2024 £2,411.65.

## Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

## Disclaimer –

### Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

## Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.



## Directions

## Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

