HoldenCopley

PREPARE TO BE MOVED

Promenade, Victoria Park, Nottinghamshire NG3 1HB

Guide Price £600,000 - £650,000

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A UNIQUE GRADE II LISTED INVESTMENT OPPORTUNITY...

Prepare to be impressed by this exceptional property – a beautifully restored Grade II listed building that effortlessly blends historic charm with modern comfort. Situated in the highly sought-after Mapperley Park & Alexandra Park Conservation Area, this characterful residence has been sympathetically refurbished throughout and thoughtfully converted into four self-contained apartments. The property comprises two spacious two-bedroom apartments, each benefitting from two bathrooms, along with two well-appointed one-bedroom apartments, each with a contemporary shower room. Retaining many original features including traditional sash windows, the building exudes timeless elegance while offering all the conveniences expected for modern living. This is a ready-made investment opportunity, with all four apartments fully let and generating a gross annual rental income of £46,908, delivering a strong gross yield of approximately 7%. Located just a short distance from Nottingham City Centre, the property is perfectly positioned within easy reach of local amenities, excellent transport links, and reputable schools – making it an attractive prospect for both tenants and investors alike.

MUST BE VIEWED

- Fully Refurbished Grade II Listed Building
- 2 x Two Bedroom Self-Contained Apartments
- 2 x One Bedroom Self-Contained Apartments
- Open Plan Kitchen / Living Areas
- Six Bathrooms
- Fully Let Throughout - Great Rental Income Per Annum
- Leasehold - Over 900+ Years Left On Lease
- Sought-After Conservation Area
- No Upward Chain
- Must Be Viewed

Roland

ACCOMMODATION

Entrance Hall
7'3" x 20'9" (2.21m x 6.35m)
The entrance hall has carpeted flooring, an in-built cupboard, a wall-mounted electric heater, access to the cellar, and a single door providing access into the accommodation.

FLAT ONE

Hall
4'8" x 3'9" (1.44m x 1.15m)
The hall has wood-effect flooring, a wall-mounted consumer unit, and a single door providing access into this flat.

Kitchen / Living Room
16'4" x 14'11" (4.98m x 4.56m)
The open plan kitchen and living room has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, wood-effect flooring, a wall-mounted electric heater, a TV point, recessed spotlights, and a sliding sash window.

Bedroom
11'8" x 7'7" (3.57m x 2.33m)
This bedroom has a siding sash window, carpeted flooring, and a wall-mounted electric heater.

Bathroom
6'5" x 7'10" (1.97m x 2.39m)
The bathroom has a low level dual flush WC, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted electric shower fixture, wood-effect flooring, partially tiled walls, and an extractor fan.

FLAT TWO

Hall
9'10" x 4'2" (3.00m x 1.29m)
The hall has carpeted flooring and provides access into this accommodation.

Kitchen / Living Room
15'8" x 20'6" (4.80m x 6.26m)
The open plan kitchen and living room has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, wood-effect flooring, a wall-mounted electric heater, a TV point, and a sliding sash bay window.

Bedroom
10'6" x 13'10" (3.22m x 4.23m)
The bedroom has a sliding sash window, carpeted flooring, and a wall-mounted electric heater.

Bathroom
8'6" x 4'11" (2.60m x 1.50m)
The bathroom has a low level dual flush WC, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted electric shower fixture, wood-effect flooring, partially tiled walls, a heated towel rail, and an extractor fan.

FLAT THREE

Hall
9'6" x 4'4" (2.90m x 1.33m)
The hall has a sliding sash window, wood-effect flooring, and provides access into this flat.

Kitchen / Living Room
15'10" x 20'9" (4.84m x 6.34m)
The open plan kitchen and living room has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, wood-effect flooring, a wall-mounted electric heater, a TV point, and a sliding sash bay window.

Bedroom One
16'2" x 14'11" (4.94m x 4.55m)
The first bedroom has a sliding sash window to the front elevation, carpeted flooring, a wall-mounted electric heater, a TV point, and access into the en-suite.

En-Suite
4'3" x 8'5" (1.31m x 2.59m)
The en-suite has a low level dual flush WC, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted electric shower fixture, wood-effect flooring, partially tiled walls, a heated towel rail, and an extractor fan.

Bedroom Two
11'0" x 13'8" (3.37m x 4.18m)
The second bedroom has a sliding sash window, carpeted flooring, a TV point, and a wall-mounted electric heater.

Bathroom
11'8" x 7'6" (3.56m x 2.31m)
The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an overhead shower and a glass shower screen, an in-built cupboard, wood-effect flooring, a heated towel rail, an extractor fan, and partially tiled walls.

Hall
7'1" x 4'8" (2.18m x 1.43m)
This hall has carpeted flooring and a single door providing secondary access into this flat.

FLAT FOUR

Hall
9'11" x 7'0" (3.04m x 2.14m)
The hall has a sliding sash window, wood-effect flooring, a wall-mounted consumer unit, and a single door providing access into the accommodation.

Kitchen / Living Room
15'8" x 16'10" (4.78m x 5.15m)
The open plan kitchen and living room has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, wood-effect flooring, a wall-mounted electric heater, a TV point, an in-built cupboard, and a sliding sash window.

Bedroom One
16'1" x 15'0" (4.92m x 4.58m)
The first bedroom has a sliding sash window, carpeted flooring, a TV point, a wall-mounted electric heater, and access into the en-suite.

En-Suite
4'5" x 8'7" (1.35m x 2.63m)
The en-suite has a low level dual flush WC, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted electric shower fixture, a heated towel rail, wood-effect flooring, partially tiled walls, and an extractor fan.

Bedroom Two
4'4" x 10'11" (1.33m x 3.34m)
The second bedroom has a sliding sash window, carpeted flooring, a wall-mounted electric heater, and a TV point.

Bathroom
11'11" x 7'7" (3.64m x 2.33m)
The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an overhead shower and a glass shower screen, an in-built cupboard, wood-effect flooring, a heated towel rail, an extractor fan, partially tiled walls, and a sliding sash window.

Hall
9'8" x 4'10" (2.95m x 1.48m)
This hall has carpeted flooring and a single door providing secondary access into this flat.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Electric Room Heaters
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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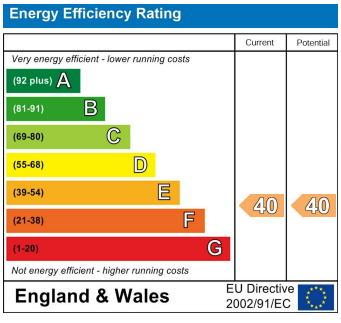

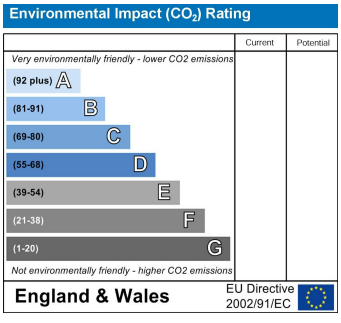

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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