



**1 Bed
Flat
located in Hyson
Green**

Guide price £89,500



TRENT
ESTATE AGENTS
Committed to Reliability

Flat 88, High Point
Noel Street
Hyson Green
Nottingham
NG7 6BP

Welcoming Entrance Hall

Leading to a spacious and inviting living space.

Lounge/Diner

17'4" x 6'6"

Boasting double-glazed windows for natural light and spectacular views, an electric radiator, and a seamless flow into the kitchen.

Bedroom

17'4" x 8'2"

A well-lit double bedroom with wall-mounted electric heater and double-glazed uPVC window.

Kitchen

5'10" x 8'6"

Featuring double glazed windows, efficient storage, and a range of contemporary fittings, including an inset drainer sink, built-in oven, electric hob, and extractor hood.

Bathroom

5'6" x 8'6"

A three-piece suite with a panel-sided bath, shower, tiled splashbacks, WC, pedestal hand wash basin, and extractor fan.

Fitness Facilities

Benefit from a complimentary gym within the building.

Rental Potential

Rental Potential: Trent Estate Agents highlights this as a prime BTL investment with a potential 14.6% ROI.



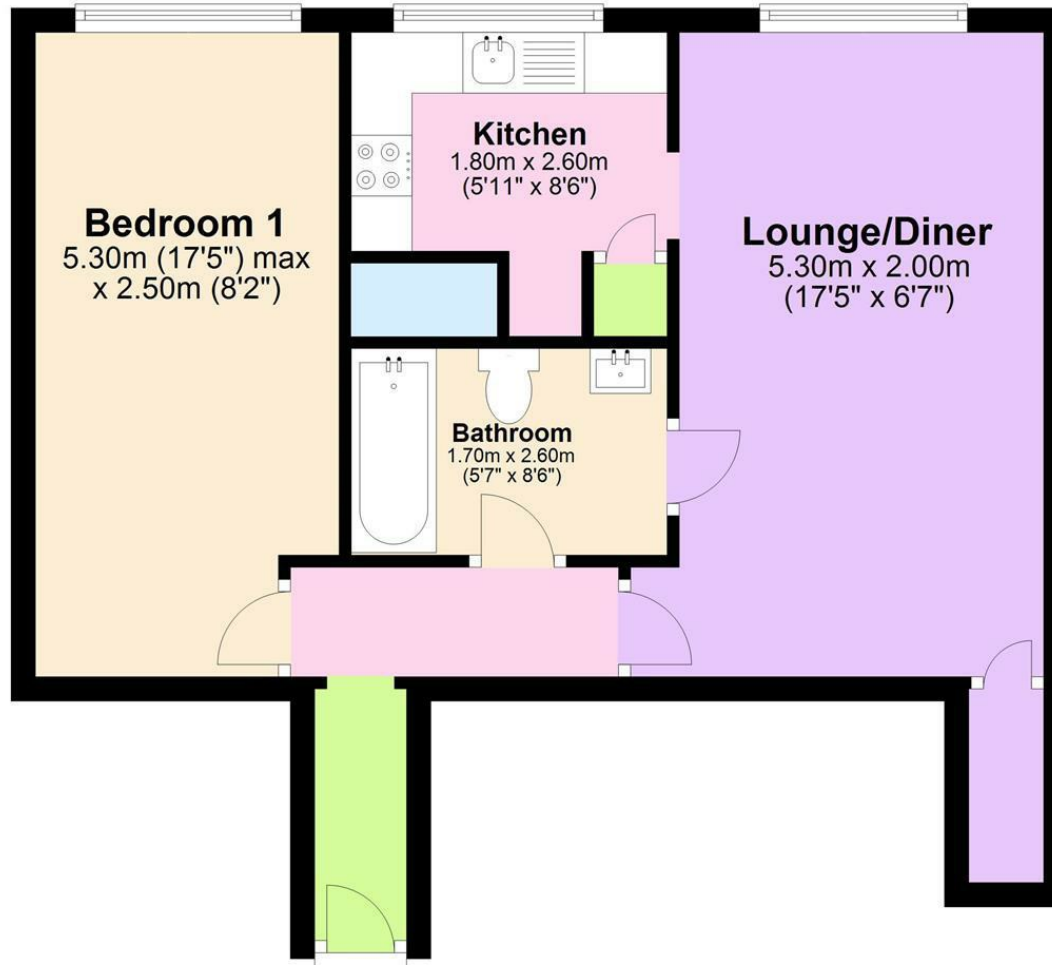




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88 High Point



DIRECTIONS

Walk down from Forest Field Tram Stop or Noel Street Tram Stop

CONTACT

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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