

# Nottinghamshire Property Investment Opportunity



12 Hexham Gardens

NG5 9PD

£200,00

## Prime Real Estate Investment

We are excited to present this exclusive property in Nottinghamshire, one of the UK's fastest-growing regions with high demand for residential and commercial properties. This property offers a unique opportunity for investors to generate substantial income from a well-established asset.

- **Portfolio management:** Free for the first three months to ensure a smooth transition with an option to continue at a fee.
- **Strong Rental Market:** Nottinghamshire's rental market thrives due to its diverse economy, family living and vibrant student life, and excellent transport links, ensuring high demand.
- **Proven Track Record:** This portfolio boasts high occupancy rates with a stable income, and well-maintained properties, ensuring a strong, reliable return on investment.
- **Growth Potential:** Nottinghamshire's urban regeneration projects and booming tech and industrial sectors are pushing up property values and driving demand.
- **Commuter Links:** Nottinghamshire offers excellent transport links to London, Birmingham, and other major cities, making it an attractive location for businesses and commuters.
- **Finance:** Can be sourced subject to lenders' terms and conditions.





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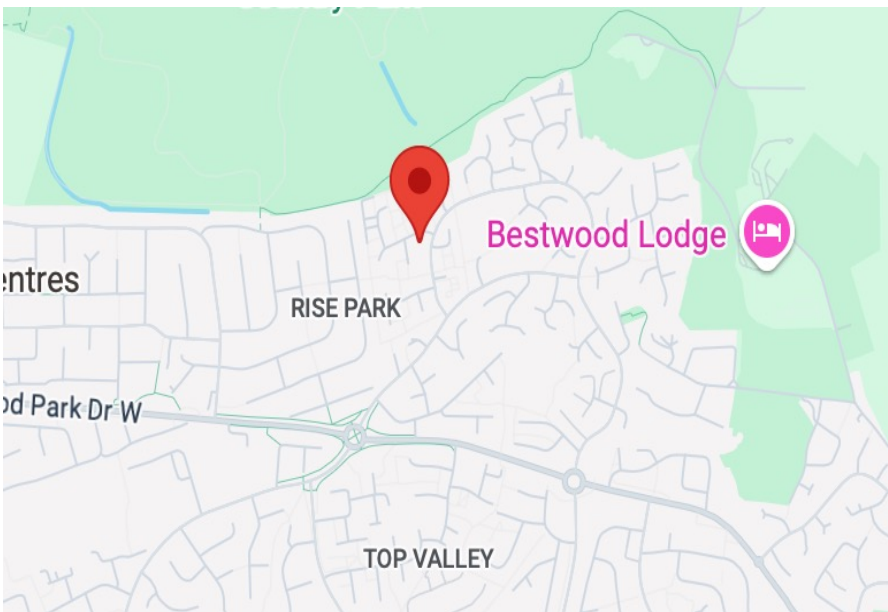
## NG5 9PD

This rental property is in a popular residential suburb, in Top Valley, northern Nottingham, four miles from the city centre. It offers good transport links, local amenities, good schools, and green spaces, making it ideal for families and commuters.



### Property features

This property is a 3-bedroom family home with a spacious kitchen diner, family bathroom and downstairs toilet. The current occupants have lived there for approximately four years. This property adds to the portfolio's diversity and stability with its long-term residential tenants.



Conveniently located for easy access to Nottingham City Centre.  
Transport Links: Well-connected by local bus routes and road networks, with easy access to major roads like the M1 and A60.  
Nottingham City Centre: Approximately 3-5 miles, depending on the route taken, a 15-25 minute bus ride, or 10-15 minutes by car.  
Nottingham University: About 6-7 miles away, a 25-35 minute drive or 40-50 minutes by public transport.  
Bestwood Country Park: A short distance from Hexham Gardens, located in the more rural and natural part of Bestwood, spanning over 650 acres. The environment is much more natural, with extensive woodlands, meadows, and wildlife.