



Guide price £100,000

Apartment

Bedrooms: 1

Bathrooms: 1

Tenure: Leasehold

GUIDE PRICE £100,000 - £110,000. WALTON & ALLEN are delighted to offer this SEVENTH FLOOR APARTMENT which is presented in EXCELLENT CONDITION and has accommodation briefly comprising OPEN PLAN KITCHEN/DINING/RECEPTION ROOM, DOUBLE BEDROOM and BATHROOM. The property benefits from LIFT ACCESS, 24HR CONCIERGE, GREAT VIEWS and is offered to the market with NO ONWARD CHAIN. It would make a FANTASTIC BUY TO LET INVESTMENT as it is CURRENTLY LET FOR £795PCM which offers a GROSS YIELD of 8.7% so call now to view!

Kitchen/Lounge

16'2" x 13'1"

Double glazed window to front with view to the city and wall mounted electric heater. Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in fridge and washing machine, dishwasher, fitted electric oven, four ring hob, extractor hood.

Bedroom

8'11" x 8'7"

Frosted glass window.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and WC, tiled splashbacks, heated towel rail.

Lease Details

Lease: 131 years remaining

Service Charge: £1,389

Ground Rent: £323

Investment Details

The property is currently let for £795pcm offering a gross yield of 8.7%

Council Tax Band

Council Tax Band A

Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at

<http://geoserver.nottinghamcity.gov.uk/myproperty/>

Free Mortgage Advice

Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

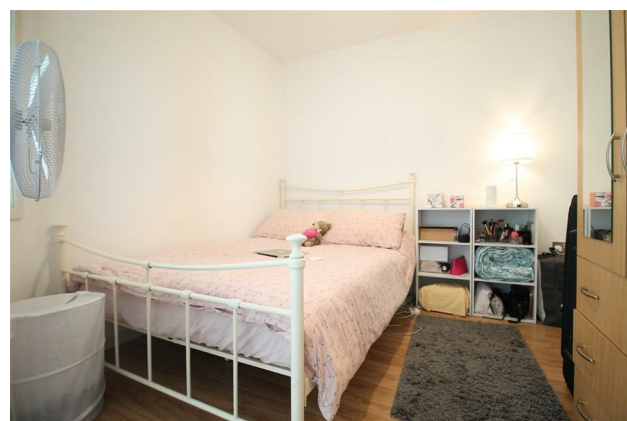
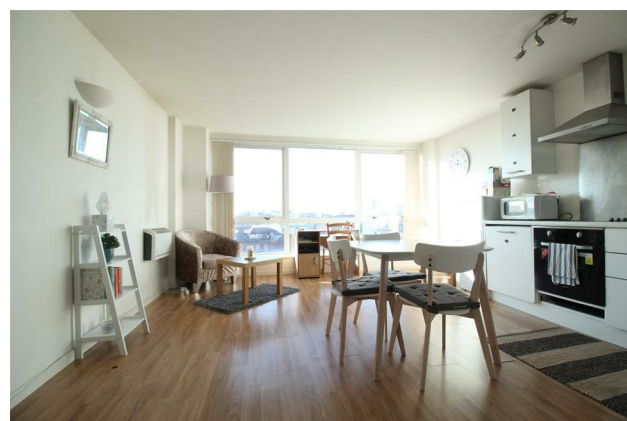
*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. *

Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Disclaimer

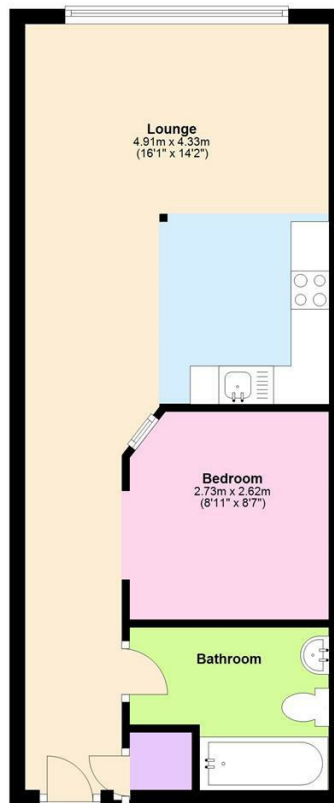
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Seventh Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 40.1 sq. metres (431.2 sq. feet)

Can you **save money** on your **mortgage**?

Potentially save thousands by visiting
<http://bit.ly/waltonallenmortgages>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!