

Guide price £170,000

Apartment

Bedrooms: 3

Bathrooms: 2

Tenure: Leasehold

GUIDE PRICE £170,000 - £180,000 WALTON and ALLEN are delighted to present this THREE DOUBLE BEDROOM APARTMENT situated in NOTTINGHAM CITY CENTRE. The accommodation briefly comprises: HALLWAY, LOUNGE, BREAKFAST KITCHEN, THREE BEDROOMS, BATHROOM and EN SUITE SHOWER ROOM to MASTER BEDROOM. Benefitting from FOB ENTRY and LIFT to all floors and CURRENTLY LET for £1600pcm representing 11.3% GROSS YIELD. This represents a FANTASTIC Buy-to-Let opportunity. Interest is expected to be high so call now to view!

Hallway

Entrance door to communal Hall, airing cupboard housing heating system.

Lounge/Diner

19'6 max x 15'11 max

Double Glazed windows to front, open to Breakfast Kitchen.

Kitchen

16'2 max x 9'3

Fitted with a matching range of wall and base units with work surfaces over. Integrated appliances, window to rear.

Bedroom 1

19'7 max x 11'7 max

Large Double Bedroom, windows to rear.

En-suite Shower Room

Shower and wash basin.

Bedroom 2

12'5 max x 11'1 max

Double Bedroom, windows to front.

Bedroom 3

11'7 x 9'10

Double Bedroom, windows to front.

Bathroom

Three piece bathroom suite.

Lease Details

Lease: 125 years from 2004

Ground Rent: £1 per annum

Service Charge: £5,329.90 *The service charge is expected to fall next year, it has historically been circa £2500 per annum. The service charge has increased to cover some one off charges*

Council Tax Band

Council Tax Band

Selective Licensing

The Apartment is in the Nottingham Selective Licensing area. It has planning permission and is fully Licensed with an Additional License.

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.

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.

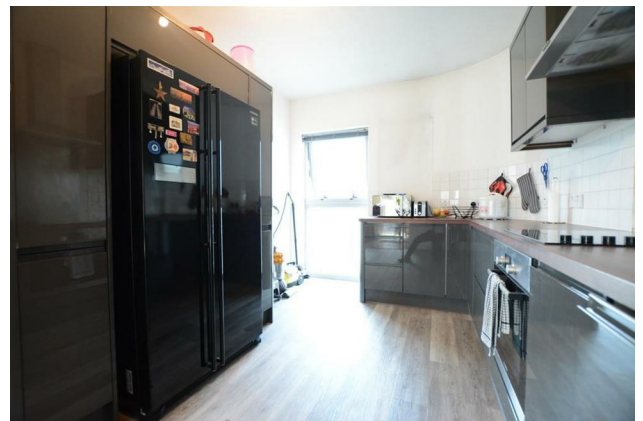
*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. *

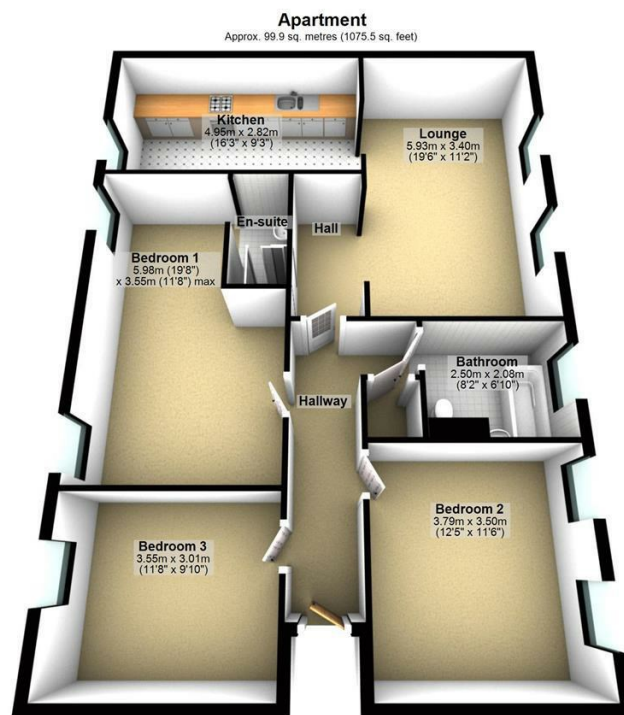
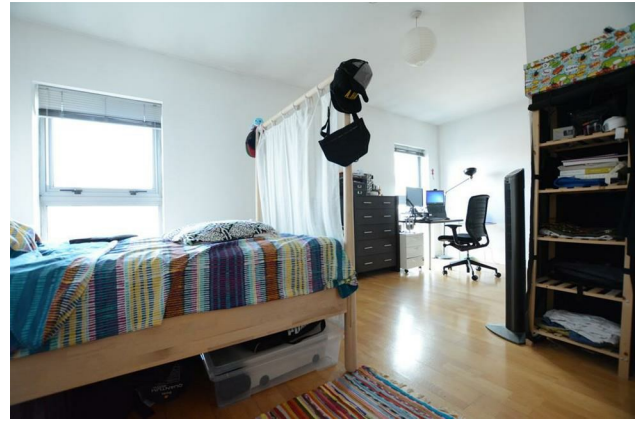
Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

Disclaimer

Walton & Allen, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Walton & Allen s have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Total area: approx. 99.9 sq. metres (1075.5 sq. feet)

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

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

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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!