



Guide price £100,000

Apartment - Studio

Bedrooms: 1

Bathrooms: 1

Tenure: Leasehold

GUIDE PRICE £100,000 to £110,000. WALTON & ALLEN are delighted to offer this FIRST FLOOR STUDIO APARTMENT which is presented in EXCELLENT CONDITION and has accommodation briefly comprising OPEN PLAN KITCHEN/RECEPTION ROOM, a DOUBLE BEDROOM AREA and BATHROOM. The property benefits from LIFT ACCESS, ENTRYPHONE SYSTEM and would make a SUPERB BUY TO LET INVESTMENT - CURRENTLY LET for £795PCM offering a YIELD of 9.5% - so call now to view!

Entrance Hall

Entrance door to communal Hallway, Electric heater, entry phone, Airing cupboard housing hot water system.

kitchen/Lounge

14'6" x 13'9"

Kitchen fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, integrated dishwasher, washing machine, fridge/freezer, stainless steel electric oven with hob and extractor over, tiled splash backs, two double glazed window to front, electric heater.

Bedroom

10'4" x 9'3"

Electric heater.

Bathroom

Fitted with three piece suite comprising paneled bath with shower over, wash basin and hidden cistern W.C. Tiled splash backs, heated towel rail and extractor fan.

Lease Details

Lease: 125 years from 2004

Service Chare: £1013.18

Ground Rent: £180 per annum

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.

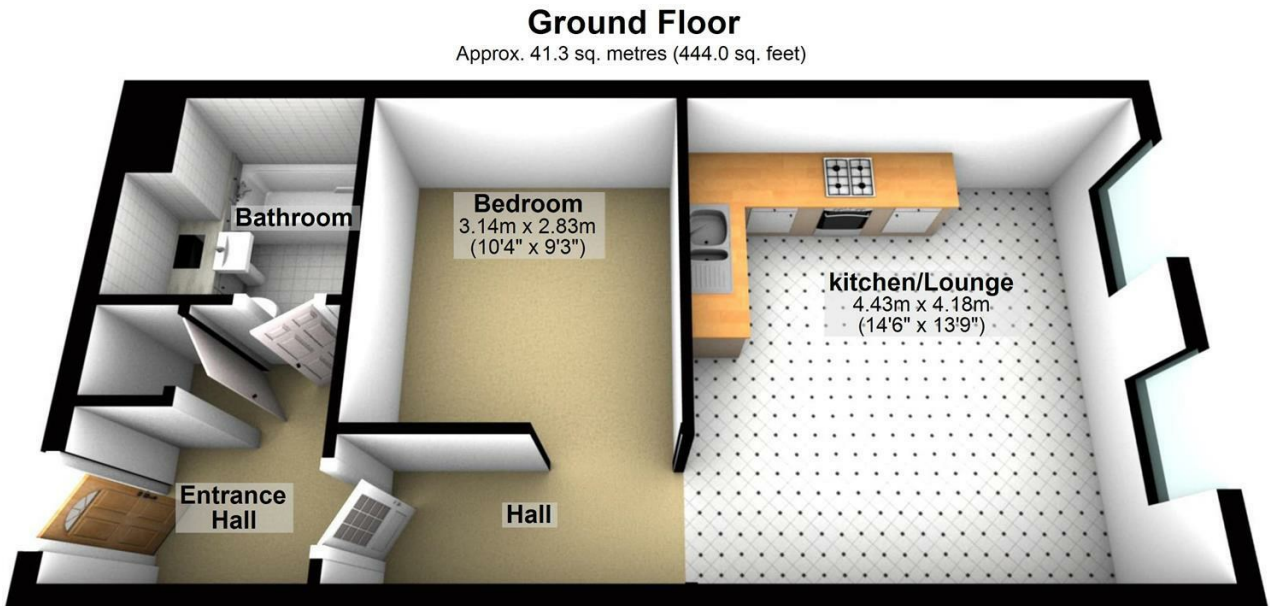
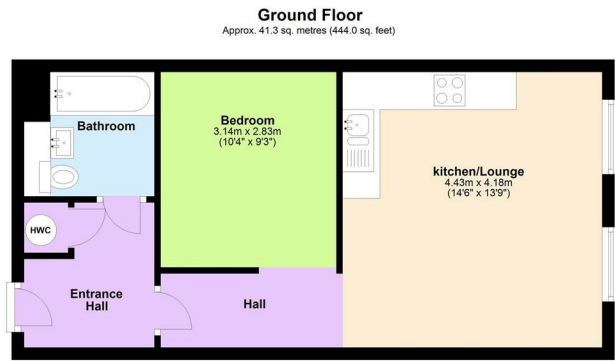
Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at <http://geoserver.nottinghamcity.gov.uk/myproperty/>

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. 41.3 sq. metres (444.0 sq. feet)

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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	83	87
(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	79	80
(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!