



Guide price £250,000

Apartment

Bedrooms: 2

Bathrooms: 2

Tenure: Leasehold

GUIDE PRICE £250,000 - £275,000. WALTON & ALLEN are delighted to offer this TWELTH FLOOR TWO BEDROOM APARTMENT. Located in the hugely sought after NOTTINGHAM ONE TOWER DEVELOPMENT the property has accommodation briefly comprising OPEN PLAN KITCHEN/LIVING/DINING ROOMS, TWO DOUBLE BEDROOMS, EN SUITE WET ROOM AND BATHROOM. The property also benefits from SECURE ALLOCATED PARKING, CONCIERGE, a LARGE BALCONY and EXCELLENT VIEWS over NOTTINGHAM CITY. The property is offered with NO ONWARD CHAIN and would make a great INVESTMENT. The property is let for £2000PCM offering a YIELD of 8.64%. Call to view!

Entrance Hall

Stow fitted storage cupboards, open plan to:

Lounge

15'10" x 14'6"

Floor to ceiling double glazed windows, double glazed double doors to balcony, open plan to:

Kitchen

7'0" x 11'1"

Fitted with a matching range of base and eye level units with worktop space over. Fitted oven, fridge freezer and dishwasher. Island with breakfast bar and fitted hob and extractor hood.

Balcony

Large decked balcony with views over Nottingham.

Bedroom 1

16'3" x 11'7"

Fitted wardrobes, two double glazed windows.

En Suite Wet Room

Fitted with three piece suite comprising wash basin, WC and Shower. Tiling to walls and ceiling.

Bedroom 2

12'9" x 9'11"

Fitted wardrobes, two double glazed windows.

Bathroom

Fitted wardrobes, two double glazed windows.

Investment Information

The property has a potential rental income £1800pcm. This would offer a Gross Yield of 8.64%.

Lease Information

Lease: 999

Ground Rent: £400 per annum approx

Service Charge: Last year £2,000 per annum approx

Selective Licensing

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

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.

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.

Free Mortgage Advice

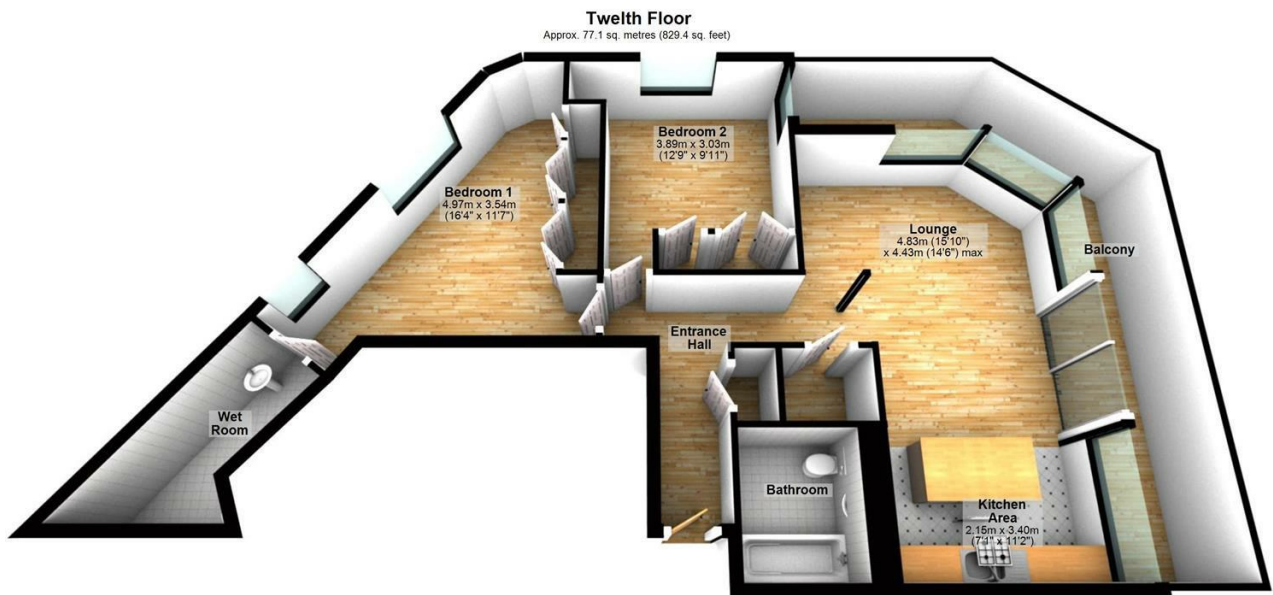
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*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. *

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. 77.1 sq. metres (829.4 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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!