



Guide price £150,000

Apartment

Bedrooms: 2

Bathrooms: 2

Tenure: Leasehold

GUIDE PRICE £150,000 - £160,000 WALTON & ALLEN are delighted to offer this THIRD FLOOR CITY CENTRE APARTMENT which has accommodation briefly comprising TWO DOUBLE BEDROOMS, EN SUITE BATHROOM & EN SUITE SHOWER ROOM, OPEN PLAN KITCHEN/RECEPTION WITH LARGE ROOF TERRACE. The property is located on the heart of the City Centre and also benefits from LIFT ACCESS. This apartment would make a FANTASTIC BUY TO LET INVESTMENT or FIRST TIME BUYER HOME and offered to the market with NO ONWARD CHAIN - call now to view!

Hall

Entrance door to communal Hallway, stairs to Bedroom One, intercom entry phone.

W.C.

Wash basin and W.C.

Living Room

18'11" x 14'6"

Kitchen Area fitted with a matching range of wall and base units with work top space, integrated oven and hob with extractor fan over, plumbing for washing machine, integrated fridge/freezer breakfast bar, living room/dining space with floor to ceiling double glazed windows and patio door to the Roof Terrace.

Bedroom 2

10'3" x 8'11"

Built in wardrobe.

En-suite Shower Room

Three piece suite comprising shower W.C. and wash basin, tiled splash backs and towel radiator.

Bedroom 1

16'3" x 14'6"

Balcony over looking Living Room, built in wardrobes.

Bathroom

Fitted with a four piece bathroom comprising; Bath shower cubicle W.C. and wash basin. Tiled splash backs and towel radiator.

Walk in Wardrobe

Large walk in wardrobe.

Roof Terrace

12'2" x 15'4"

With views over Nottingham City Centre.

Lease Details

Length of Lease: 999 from 2004. (970 remaining).

Ground Rent: £175 pa

Service Charge: £1858 every 6 months.

Investment Opportunity

Currently Let £1275 PCM.

10.2% Gross Yield.

Council Tax Band

Council Tax Band D

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. *

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. 64.4 sq. metres (692.8 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	82	84
(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!