



Gregory Boulevard, Nottingham NG7 5JE

welcome to

Gregory Boulevard, Nottingham

AMAZING INVESTMENT OPPORTUNITY FREEHOLD PROPERTY WITH THREE SELF-CONTAINED FLATS located on Gregory Boulevard. Containing a total of THREE BEDROOMS, THREE LIVING ROOMS, THREE KITCHENS & THREE BATHROOMS. CLOSE PROXIMITY TO CASTLE RETAIL PARK and SHORT JOURNEY INTO NOTTINGHAM CITY CENTRE.





Ground Floor



First Floor



Second Floor

Ground Floor - Flat One

Living Room

15' 7" MAX x 12' 4" MAX (4.75m MAX x 3.76m MAX)

Kitchen

9' 9" MAX x 6' 10" MAX (2.97m MAX x 2.08m MAX)

Bedroom One

12' 4" MAX x 11' 9" MAX (3.76m MAX x 3.58m MAX)

First Floor - Flat Two

Living Room

15' 9" MAX x 8' 8" MAX (4.80m MAX x 2.64m MAX)

Kitchen

10' MAX x 6' 7" MAX (3.05m MAX x 2.01m MAX)

Bedroom Two

12' 6" MAX x 9' 7" MAX (3.81m MAX x 2.92m MAX)

Second Floor - Flat 3

Living Room

15' 8" MAX x 11' 11" MAX (4.78m MAX x 3.63m MAX)

Kitchen

9' 4" MAX x 6' 8" MAX (2.84m MAX x 2.03m MAX)

Bedroom Three

12' 3" MAX x 9' 7" MAX (3.73m MAX x 2.92m MAX)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- Council Tax Band: A (For All Flats)
- ****ATTENTION INVESTORS****
- **FREEHOLD PROPERTY WITH THREE SELF-CONTAINED FLATS**
- **THREE STOREY MID-TERRACED**
- **EACH FLAT CONTAINS ONE LIVING ROOM, ONE KITCHEN, ONE DOUBLE BEDROOM & ONE BATHROOM**

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£250,000



view this property online williamhbrown.co.uk/Property/NVS118835



Property Ref:
NVS118835 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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