



 5
Bedrooms

 5
Bathrooms



Features

- Auction Sales
- Located in central of West Bridgford
- Different potential uses dependent on relevant planning
- Currently arranged as 5 flats in total
- An ideal opportunity for owner occupiers, investors & developers
- EPC Rating: Awaited

Exciting Investment Opportunity: Portfolio of 5 Flats in the heart of West Bridgford

Presenting a unique investment opportunity in the highly sought-after area of West Bridgford. This portfolio comprises five flats, each offering immense potential following a full refurbishment.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Property Description:

Originally large semi-detached houses, this substantial building in central West Bridgford has been thoughtfully converted into five individual flats, ideal for investors looking to capitalize on a property with great potential for value addition.

Internal Accommodation:

Ground Floor:

Flat 1: A studio flat with a private shower room.

Flat 2: Features a spacious living room, a double bedroom with an en-suite, and a conservatory overlooking the rear garden.

First Floor:

Flat 3: Studio flat with open-planed kitchen and private bathroom.

Flat 4: Includes a double bedroom, a sizable bathroom, and a kitchen.

Second Floor:

Flat 5: Offers a living room with an open-plan kitchen and a private shower room.

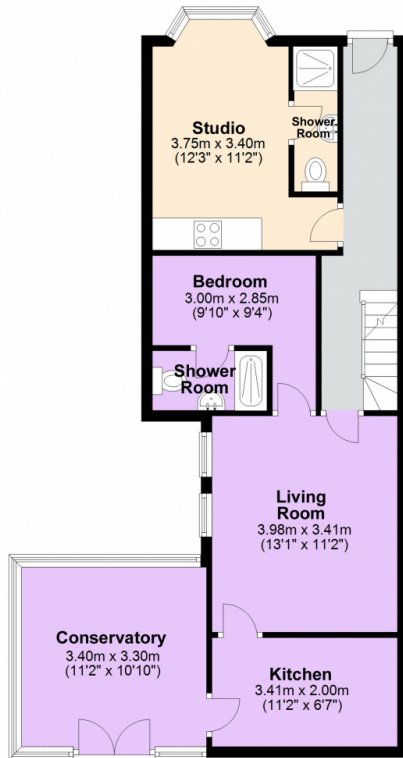
Location:

Located in a well-established neighborhood within walking distance of West Bridgford town center, this property offers convenient access to a variety of shops and services.

Don't miss out on this excellent investment opportunity in West Bridgford. Call us today to arrange a viewing and discover the potential of this unique property portfolio.

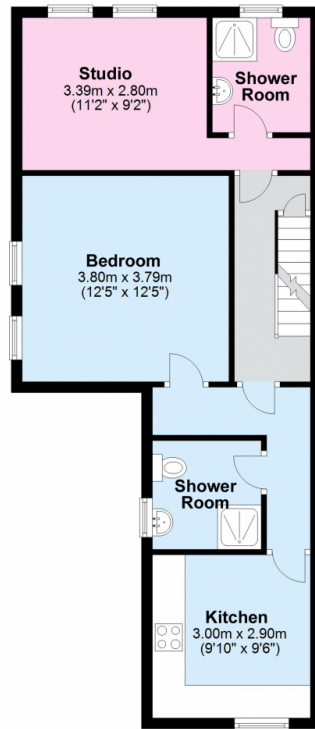
Ground Floor

Approx. 63.4 sq. metres (682.6 sq. feet)



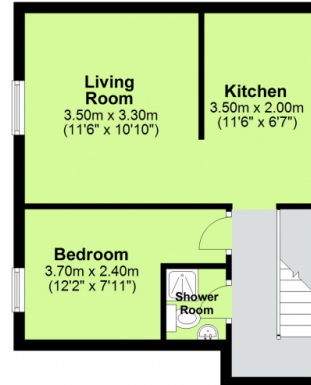
First Floor

Approx. 53.4 sq. metres (574.3 sq. feet)

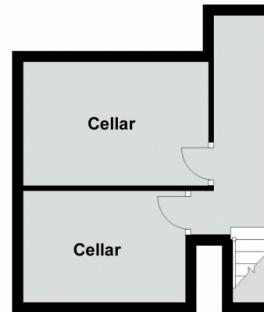


Second Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



Basement



Total area: approx. 149.9 sq. metres (1613.9 sq. feet)
(Excluding Basement)
For illustration purposes only - not to scale

