



10 Hendon Court, Hendon Rise, Nottingham, NG3 3AQ

Asking Price £99,950

- Modern Two Bedroom First Floor Apartment
- Two Large Double Bedrooms
- Communal Gardens and Parking
- No Upward Chain
- Long Leasehold - 981 Years Left
- Investors Only - Currently Let at £800 PCM
- Modern Kitchen and Bathroom
- Sold with Tenant In Situ
- Potential gross yield of 9.6%.

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Investors Only - Well Presented Two Bedroom First Floor Apartment. Two Large Double Bedrooms, a spacious lounge/kitchen/diner and a modern bathroom. High Spec Kitchen with Appliances. Outside there are communal gardens and allocated parking. Currently Let at £800 PCM. No Upward Chain.



Council Tax Band: A



Communal Entrance

Stairs to all floors.

Entrance hall

Doors to both Bedrooms, the Bathroom and Lounge/Kitchen/Diner. Intercom. Built in cupboard housing the hot water tank.

Lounge/Diner

14'6 x 19'2

Windows to the front elevation. Opens into the Kitchen Area. Electric wall mounted radiator.

Breakfast Kitchen Area

A range of base and wall units with integrated electric oven, hob and extractor. Space for washing machine. Window to the front elevation.

Master Bedroom

15 x 11'2

Large L Shaped bedroom with window to the rear. Electric wall mounted radiator.

Bedroom Two

11'2 x 11'2

Double bedroom with window to the rear. Electric radiator.

Bathroom

7'8 x 5'7

Panelled bath with shower over. Sink unit. Low level flush toilet. Extractor.

Exterior

Communal car park and some communal garden areas.

Tenants

The property is being sold with tenants in situ. The tenants have only just moved in and are on a minimum six month contract. They pay £800 PCM on an Unfurnished Basis.

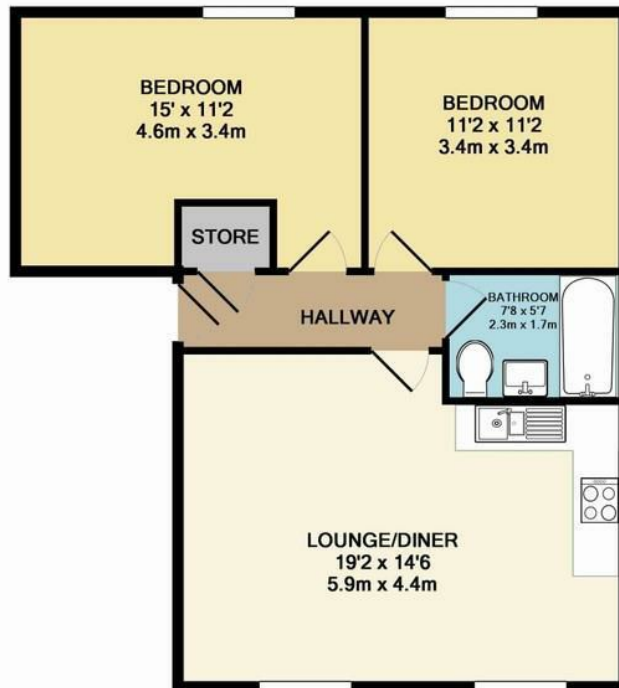


Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	



10 HENDON COURT
 TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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