

Clumber Court, Clumber Crescent South

The Park
Nottingham
NG7 1EE

Offers Over £190,000



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0115 841 1155



- NO UPWARD CHAIN, Popular Location
- Maisonette
- Two Bedrooms
- Inner Hallway
- Lounge

- Kitchen, Balcony off
- Bathroom
- Many Features
- Internal Area Approx. 600 Sqft plus garage and storage
- EPC Rating C



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Key Features

Located within the prestigious Park Estate, this two-bedroom maisonette offers comfortable living with the following features:

Lounge, ideal for relaxation and entertaining. Separate Kitchen, which has been fitted with a range of units and appliances, providing a functional space for cooking.

The Inner Hallway also offers access to the second bedroom and bathroom with modern suite. The main bedroom features access from the lounge which is comfortable and features a window to the rear.

Outside, the garage is situated underneath the property with rear access, providing parking or storage options.

Our vendor has informed us that the property also represents an investment opportunity that has the potential to achieve a gross rental return of approx. 5.5%. (This is based on a gross rental income of approx. £900 pcm).

AGENTS NOTE:

* Estimated rent is either currently being achieved or has been advised by our lettings & management team

** Gross yield calculated as 12 times the monthly rent divided by the asking price.

*** Net yield produced by deducting the vendor advised running costs (Service Charge & Ground Rent only)

Service charge, ground rent & lease details have been provided by the vendor of each property but have not been verified by FHP Living

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.





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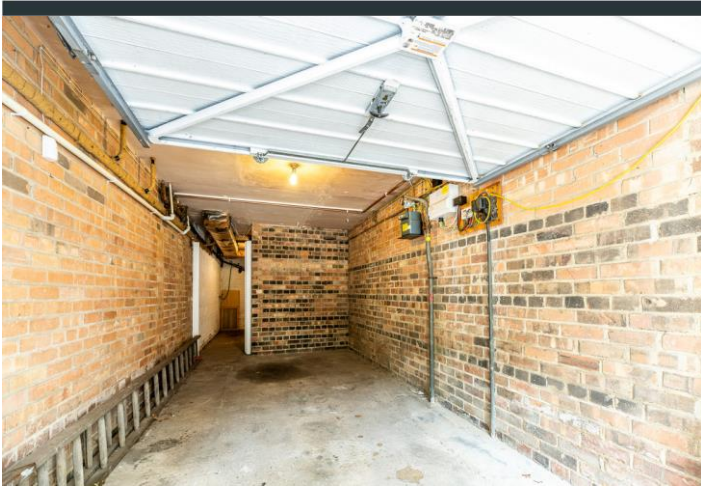
Video



Contact



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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