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DavidJames
the estate agent

Egerton Road, Woodthorpe, Nottingham, NG5 4BJ

Asking Price £95,000

About This Property

Introducing a modern first-floor apartment which is offered to the market with no upward chain. This property presents an attractive investment opportunity with a tenant currently in place, providing an annual gross yield of 7.1%, calculated based on the asking price.

Alternatively, this property would be perfect for those seeking a convenient location, with the apartment ideally located for access to Sherwood, Mapperley and Arnold's array of amenities. Frequent bus services to the City Centre are available right on the doorstep, ensuring a smooth commute, whilst Nottingham City Hospital also can be found just a short walk away.

Upon entering the compound, residents are greeted by a communal entrance equipped with an intercom system, enhancing security and peace of mind. The private entrance hall within the apartment leads to a thoughtfully designed open plan living space which integrates a modern fitted kitchen and a lounge/dining area.

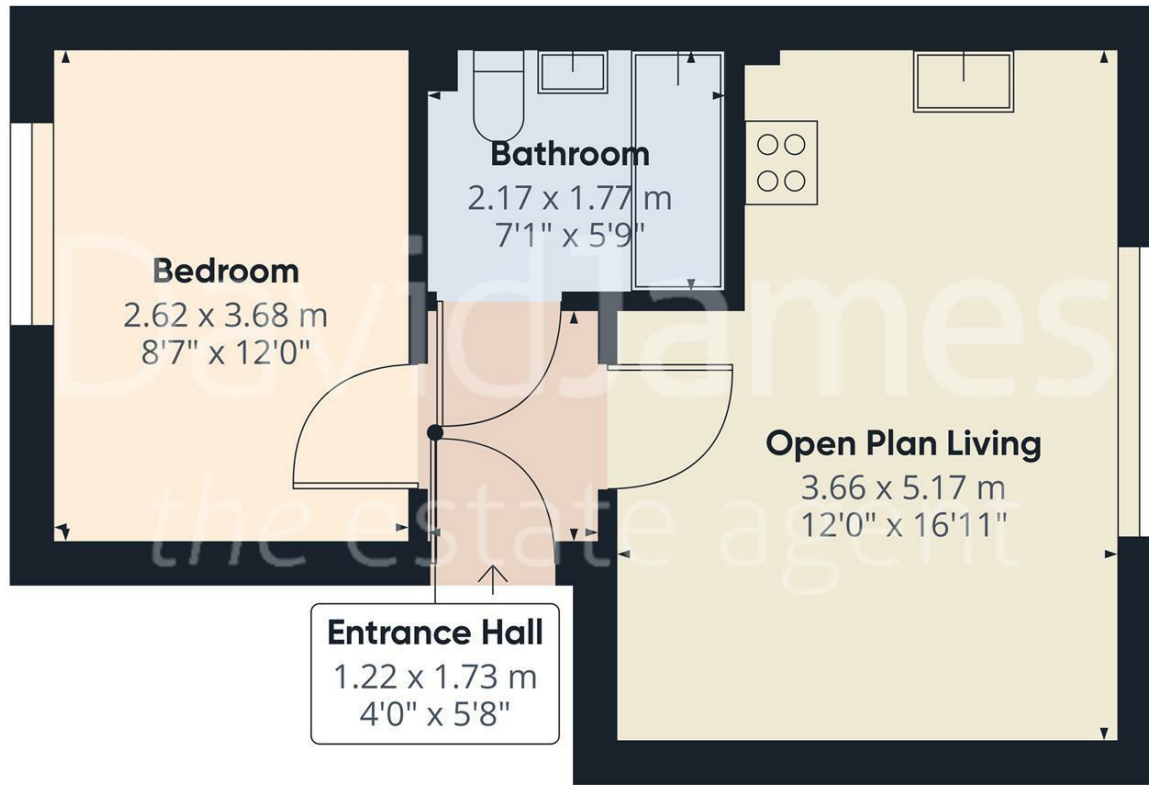
A comfortable double bedroom is complemented by the bathroom which is equipped with a three-piece white suite. Comfort is further ensured by gas central heating throughout.

Externally, the apartment benefits from an allocated car parking space, set within the communal grounds.



- Modern first floor apartment
- Tenant currently in-situ providing a 7.1% gross yield
- Offered to the market with no upward chain
- Within easy reach of excellent local amenities
- Frequent bus services on the doorstep
- Walking distance from Nottingham City Hospital
- Open plan living area with a modern fitted kitchen
- One double bedroom
- Bathroom with three-piece suite
- Allocated car parking space



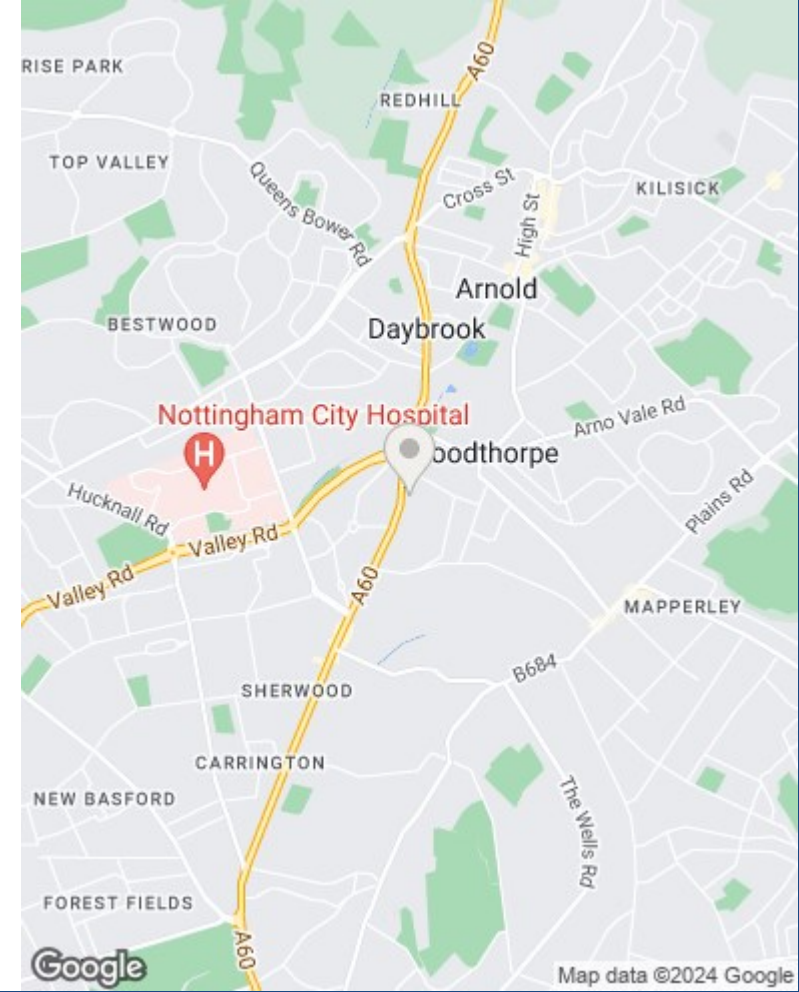


Approximate total area**
34.14 m²
367.45 ft²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: B
Gedling Borough Council
Leasehold



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