



Marco Island, Huntingdon Street, NG1 1AP
Offers In Region Of £70,000 Leasehold


MARTIN&CO

Marco Island, Huntingdon Street

1 Bedroom, 1 Bathroom

Offers In Region Of £70,000

- One Bedroom, Third Floor Apartment
- Centrally Located Development
- Ideal Investment - Tenants In Situ
- Excellent ROI Potential
- No Onward Chain
- Onsite Concierge Service
- 12.8% Yield

Third floor one bedroom apartment situated in this centrally located development. The property comprises of a spacious entrance hall leading to an open plan living/dining/kitchen area, double bedroom and bathroom. The development benefits from an onsite concierge service, lift access and secure entry.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		



HALLWAY 15' 1" x 5' 5" (4.6m x 1.65m) Large hallway which can provide space for additional storage or study area with wood effect flooring, airing cupboard, ceiling light and opening out into the bedroom and living areas.

OPEN PLAN LIVING/DINING/KITCHEN 14' 2" x 13' 11" (4.32m x 4.24m) The kitchen offers a range of fitted high and low level units with a rolled edge laminate worktop over with upstand incorporating a stainless steel sink and drainer, integrated fridge with ice box, washing machine, dishwasher, electric oven, hob and extractor hood over and intercom system. The living area has a wall mounted electric panel heater, TV Aerial & phone points, wood effect laminate flooring and large double glazed window.

BEDROOM 15' 1" x 5' 5" (4.6m x 1.65m) Double bedroom area with wood effect laminate flooring, wall mounted electric panel heater and ceiling light.

BATHROOM With a three piece fitted suite comprising

of a Bath with chrome mixer taps and mains fitted shower over, low flush w.c, pedestal basin, heated towel rail, part wall tiling, vinyl flooring covering and ceiling light.

Situated within this popular development the property benefits from a 24 hour onsite concierge service, lift access and intercom system. The property makes an ideal investment opportunity with a yield of 12.8% and tenant in situ.







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