



Castle Exchange, Broad Street, Nottingham, NG1 3AP
£150,000 Leasehold


MARTIN&CO

Castle Exchange, Broad Street

2 Bedrooms, 2 Bathroom

£150,000

- Two Bedroom Apartment
- Ready Made Investment
- Tenants In Situ
- Approx. 8% Yield
- Allocated Parking
- Two Juliet Balconies
- Central Location

ATTENTION INVESTORS Tenants In Situ - Approx. 8% Yield. Affording superb views across the City from the Juliet Balcony, this two bedroom apartment makes for an ideal ready made investment opportunity with tenants in situ. The accommodation comprises of an entrance hallway, opening out to a living/dining/kitchen with Juliet Balcony. The master bedroom similarly has a Juliet balcony alongside fitted wardrobes and an en-suite shower room. There is a



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

second double bedroom also with fitted storage alongside a main bathroom. The property also benefits from an allocated parking space.

HALLWAY 7' 9" x 4' 5" (2.36m x 1.35m) With fitted carpet, airing cupboard, intercom system and fitted ceiling spotlights.

OPEN PLAN LIVING/DINING/KITCHEN 19' 11" x 11' 1" (6.07m x 3.38m) The living area has fitted carpet, double glazed windows and Juliet Balcony, wall mounted electric heater and fitted ceiling spotlights. The fitted kitchen has a range of fitted high and low level units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, breakfast bar seating, splash back tiling, integrated electric oven, inset hob with extractor hood over, integrated fridge, freezer, slimline dishwasher and washer dryer, vinyl flooring and fitted ceiling spotlights.

MASTER BEDROOM 9' 7" x 9' 7" (2.92m x 2.92m)

With fitted carpet, double glazed windows and Juliet Balcony, wall mounted electric heater, fitted wardrobe with sliding doors and fitted ceiling spotlights.

EN-SUITE With a double wide walk in shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl flooring, part wall tiling, chrome heated towel rail and fitted ceiling spotlights

BEDROOM TWO 10' 3" x 8' 11" (3.12m x 2.72m) With fitted carpet, wall mounted electric heater, fitted wardrobe with sliding doors and fitted ceiling spotlights.

BATHROOM Comprising of a panelled bath with chrome mixer taps and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl flooring, part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

EXTERNAL The property benefits from an allocated, gated parking space.









Martin & Co Nottingham City

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ
T: 0115 8533230 • E: nottingham@martinco.com

0115 8533230

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.