

# Buy!

## Six Self-Contained Fully Refurbished Flats (One Flat Already Sold On A Long Lease, Five Flats Are Vacant)

317 sq m (3,419 sq ft)

- Six x One bed self-contained flats
- Flat 3 is already sold on a long lease (103 years remaining)
- Close to Nottingham city centre and Nottingham Trent University's city campus



**£675,000 Long Leasehold**

## Location

The property is located on Waverley Street, approximately one mile northwest of Nottingham city centre, and approximately 0.2 miles northwest of Nottingham Trent University's city campus.

The property also sits adjacent to the NET tram network / stops, for easy access to Nottingham city centre and its wider conurbations, with the property additionally being adjacent to the Arboretum Park.

## The Property

The property comprises a semi-detached, three storey Victorian property which has been converted into six, one bedroom self-contained flats.

Five flats are vacant and have recently gone under full refurbishment ready for immediate tenant occupation.

One flat is already sold on a long lease.

## Condition

The property has undergone complete refurbishment to include new roof. All the flats (except Flat 3) have been completely refurbished.

Upon completion of the refurbishment the properties have not been occupied.

## Tenure

The building is to be sold on a long leasehold basis, with Nottingham City Council retaining the freehold. Flat three has been sold on a long leasehold basis with 103 years remaining on the lease

The lease will be for a term of 999 years from completion subject to a peppercorn ground rent and will include the following conditions;

- Any remaining work is to be completed to the satisfaction of the council within a set timetable.
- Within three months of practical completion of any works, the property should be occupied.
- The properties cannot be used as a House in Multiple Occupation.

## Warranty on Existing Works

Nottingham City Homes or any third party are not able to provide any warranties in relation to any work already undertaken.

## Method Of Sale

The property is available by way of a private treaty sale.

## Price

The Long Leasehold is available to purchase at a price of £675,000.

## Planning

The property has planning for:-

**C3: (Dwelling Houses)**

## VAT

VAT is not applicable to the purchase price.

## Anti-Money Laundering

To meet Anti-Money Laundering regulations, two forms of ID and confirmation of the source of funding will need to be provided by the successful purchaser.

## Viewings/Further Information

To view the property and for further information in respect of the sale, please contact the sole selling agents, heb Chartered Surveyors.

## Price

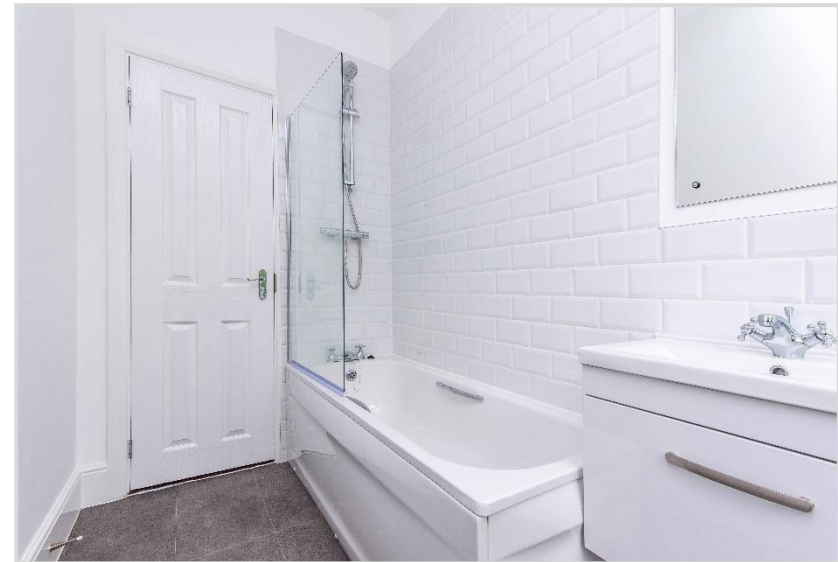
**£675,000**  
**Long Leasehold**

## Accommodation

FLAT No.	FLOOR	BEDS	SQ M	SQ FT	EPC	CONDITION / COMMENTS
1	Ground	1	90.7	976	C	
2	Ground	1	59.1	636	C	
3 - SOLD	First	-	-	-	D	This flat is already sold on a long lease (103 years remaining).
4	First	1	52.8	568	C	
5	Second	1	62.3	671	C	
6	Second	1	52.8	568	C	
<b>TOTAL:</b>			<b>317.7</b>	<b>3,419</b>		



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7b Waverley Street, Arboretum, Nottingham NG7 4HF



Flat 1  
Total Area 90.7m<sup>2</sup>



Flat 2  
Total Area 59.1 m<sup>2</sup>



Flat 4  
Total Area 52.8m<sup>2</sup>

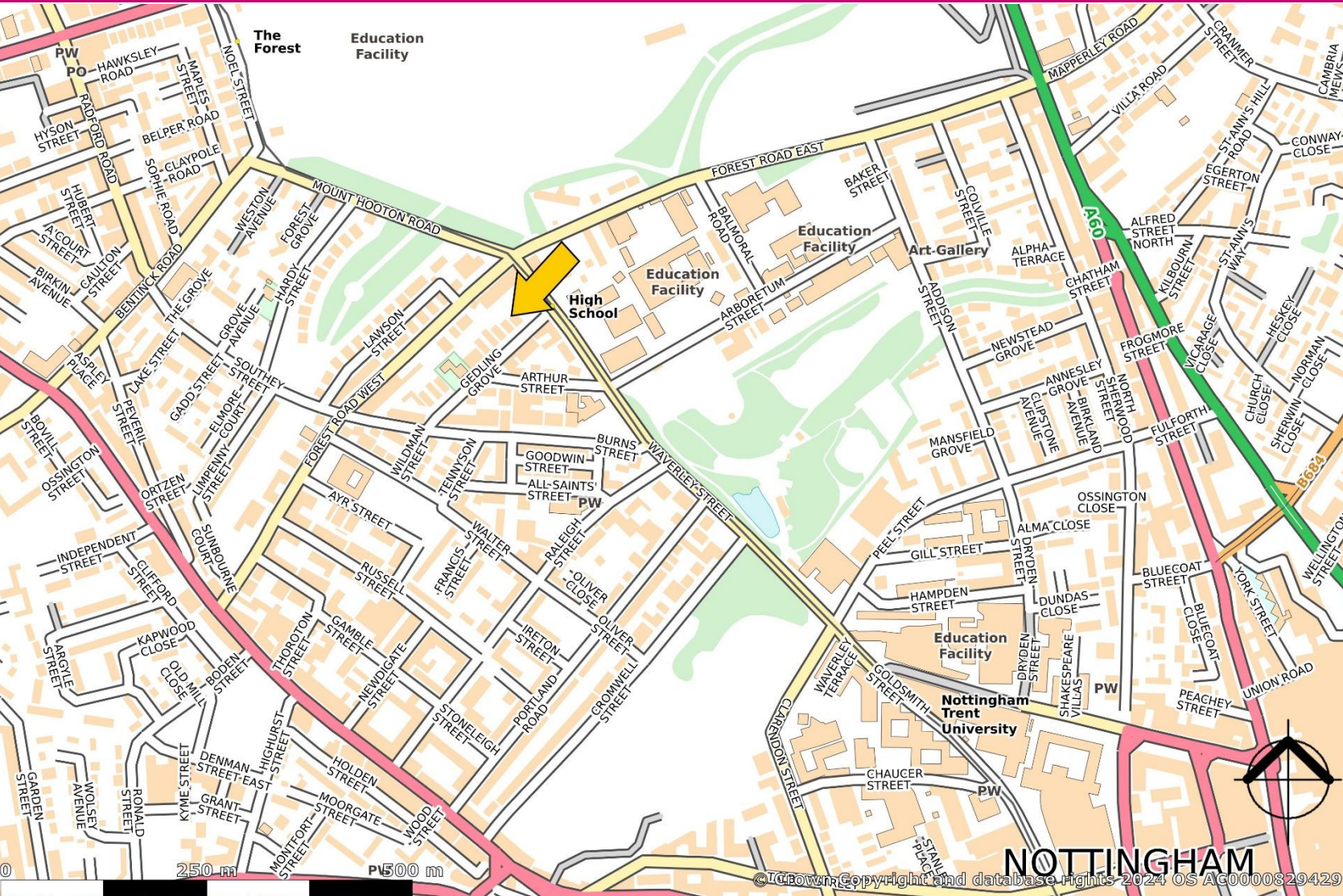
Flat 5  
Total Area 62.27



Flat 6  
Total Area 52.8 m<sup>2</sup>

**7B WAVERLEY STREET  
FLATS 1, 2, 4, 5 AND 6 – FLOORPLAN**

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For further information or  
to arrange a viewing  
please contact:-

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