



## 16 Berkeley Court, Nottingham, NG5 2AU

Asking Price £95,000

- INVESTORS ONLY
- Two Double Bedrooms
- Let to Social Housing Provider Until 2027
- Gas Central Heating
- Top Floor Apartment
- Let at £11,838.24 per annum
- Large Lounge/Kitchen/Diner
- No Upward Chain

# 16 Berkeley Court, Nottingham NG5 2AU

INVESTORS ONLY. Spacious Top Floor Two Bedroom Apartment. Open Plan Lounge/Kitchen/Diner. Two Double Bedrooms. Gas Central Heating. Currently Let at £11,838.24 per annum until 2027. No Upward Chain.



Council Tax Band: A



#### Entrance Hall

Doors to the Lounge, further hallway and Kitchen Area

#### Lounge/Kitchen/Diner

10'0 x 31'3

Kitchen/diner area to the rear of the property. A range of base and wall units. Window to the front. Opens into the Lounge Area which has a window to the front and a radiator.

#### Hallway

Doors to both bedrooms and the bathroom.

#### Bedroom

12'1 x 8'7

Window to the front elevation. Radiator.

#### Bedroom

8'11 x 10'4

Window to the rear. Radiator. Wall mounted gas combination boiler.

#### Bathroom

Panelled bath. Low level flush toilet. Sink unit. Extractor.

#### Lease Details

Currently Let at £11,838.24 per annum as supported living residential accommodation or homeless accommodation; overnight accommodation and ancillary office use falling within use Class 3(b) of the Town and Country Planning (Use Classes) Order 1987.

Let until 2027 but with a 6 break clause in place for either party that can be enforced at any time.

#### Service Charge

Please note

A survey conducted of Berkeley Court and due to historic under investment in service charge there is an extensive list of works that need to be carried out. This has led to the RTM agreeing for increases to the service charge contributions by the leaseholders which total an additional +£4.5k until the end of 2029.

Year 2024 - £540

Year 2025 - £960

Year 2026 - £1200

Year 2027 - £1440

Year 2029 - £1680

Year 2029 - £1920



## Directions

## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

C

