

# Buy!

## Five Self-Contained, Fully Refurbished Flats In Mid Terraced Property – Fully Let

273 sq m (2,941 sq ft)

- Five, one bedoomed self-contained flats
- Whole building refurbished in 2019
- Current gross rental income £44,700 per annum
- Close to Nottingham city centre, Nottingham NET tram and Nottingham Trent University City Campus

**£525,000 Freehold**



## Location

The property is located on Forest Road West, approximately one mile northwest of Nottingham city centre, and approximately 0.4 miles northwest of Nottingham Trent University's city campus.

Within the area there is both a high proportion of private rented and student accommodation.

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 four storey Victorian terrace which has been converted into five, one-bedroom, self-contained flats.

The lower ground floor flat has its own self-contained entrance; the remaining flats are accessed via a communal staircase.

The property was fully refurbishment in 2019. Each flat provides for an open plan kitchen/living room, bedroom, bathroom/WC. The lower ground floor flat has a private garden area.

Note - Japanese Knotweed has been identified at the property (Management Category C) and is being managed under an active, professionally supervised treatment plan, which is available to the purchaser.

## Accommodation / Tenancy Schedule

FLAT No.	FLOOR	RENT (PCM)	SQ M	SQ FT
1	Lower Ground	£875	85.7	922
2	Upper Ground	£745	47.8	515
3	First	£745	49.7	535
4	Second	£725	46.3	498
5	Third	£635	43.8	471
<b>TOTAL:</b>		<b>273.3</b>	<b>2,941</b>	

## Tenure

The property is offered for sale on a freehold basis, there are no occupancy restrictions or unusual covenants.

Each flat is currently let subject to an Assured Shorthold Tenancy. Details of each rent can be seen on the accommodation / tenancy schedule table above.

The total current gross rental income is £44,700 per annum.

## Method of Sale

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

## VAT

VAT is not applicable to the purchase price.

## EPC

FLAT No.	EPC RATING
1	C
2	C
3	D
4	D
5	C

## 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.

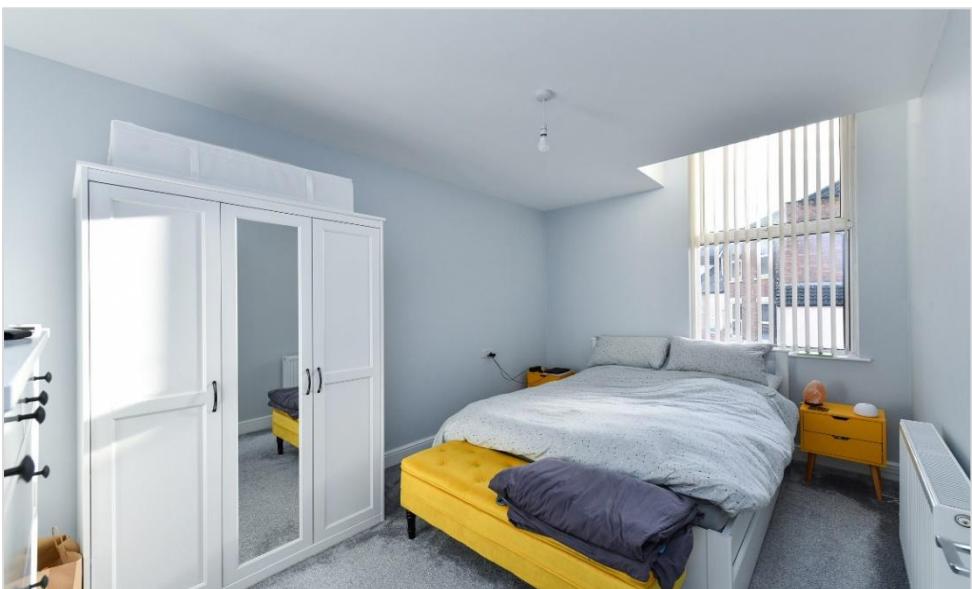
## Viewings and Further Information

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

## Price

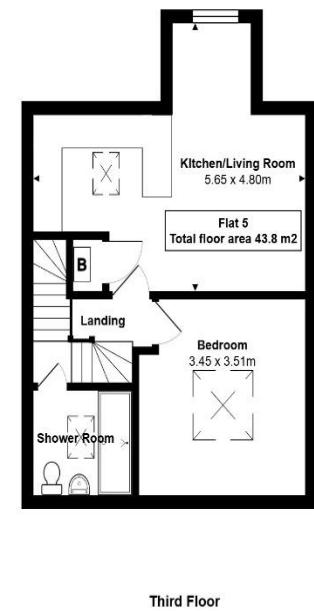
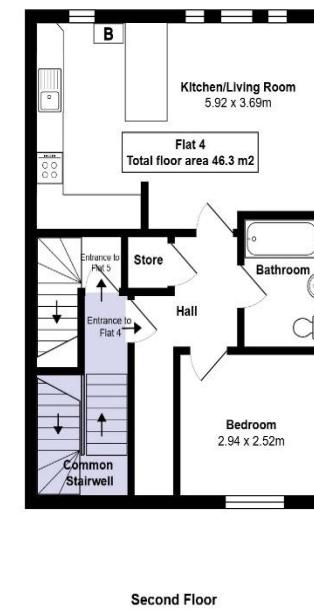
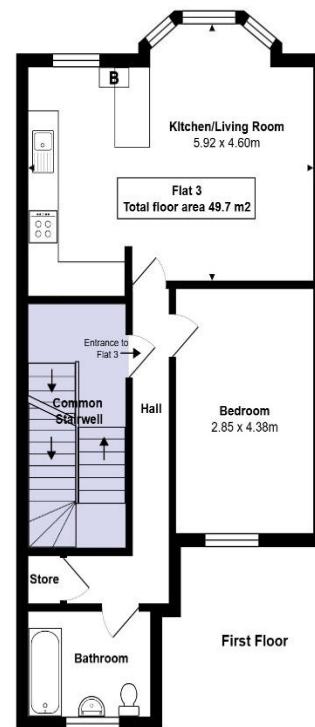
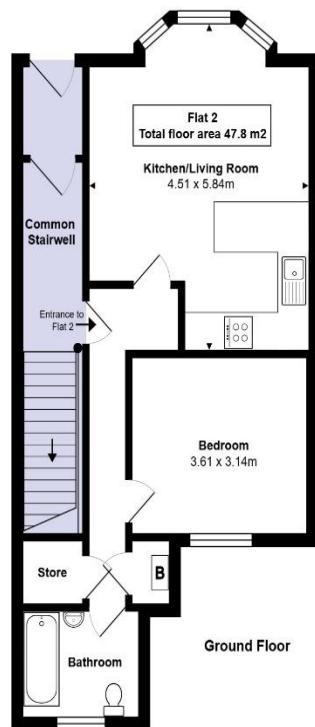
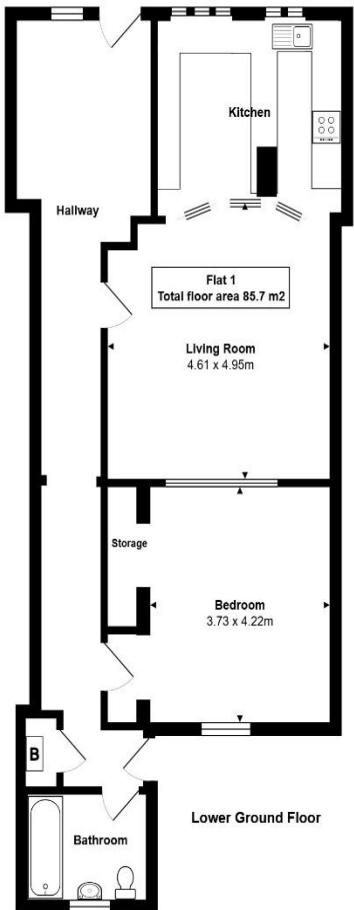
**£525,000 Freehold**

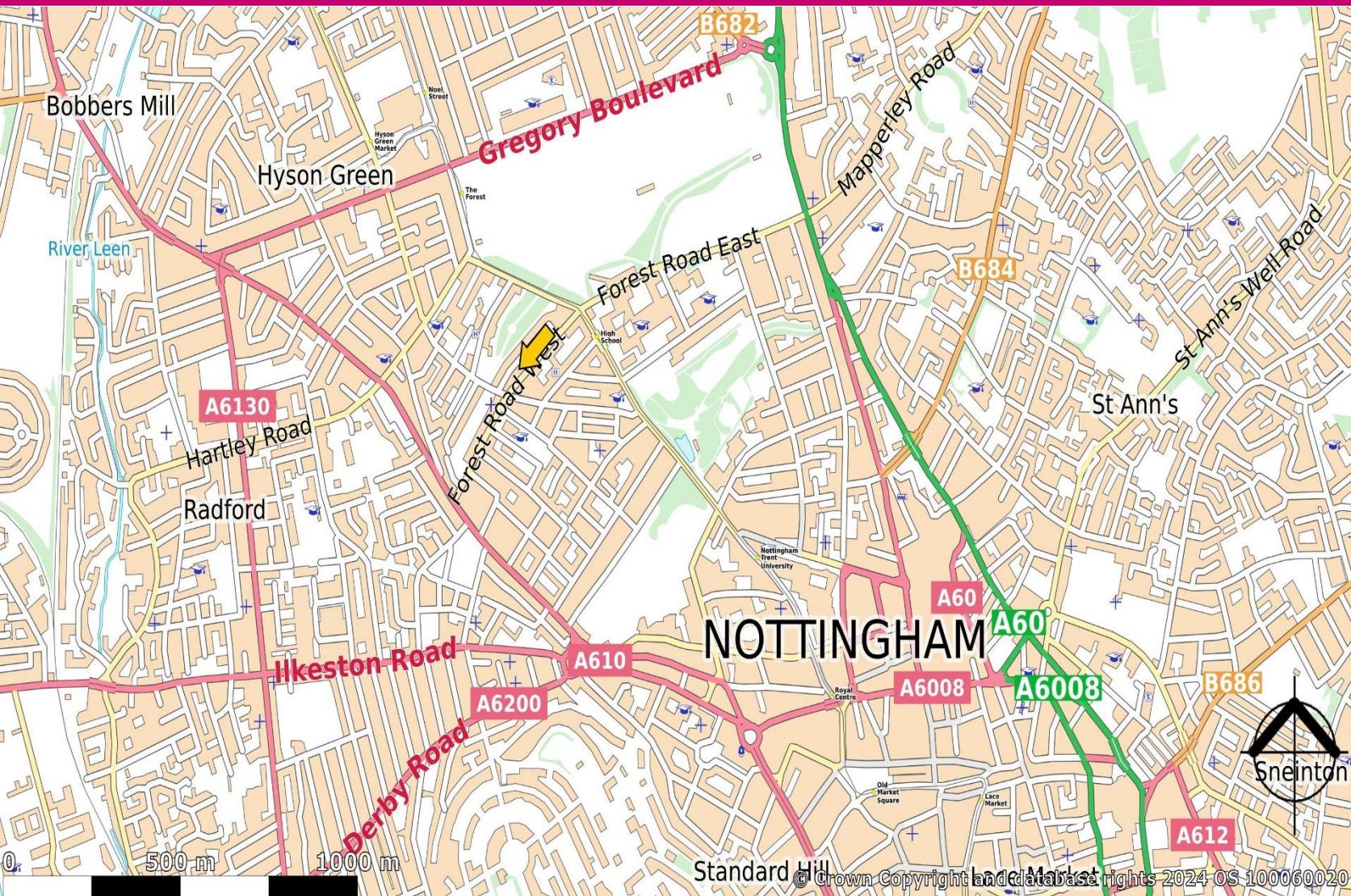
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105 Forest Road West, Arboretum, Nottingham NG7 4ER



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

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