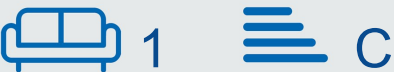



# Hirst Court

Nottingham  
NG7 3GG

Guide Price £130,000



- 2 Spacious Bedrooms
- Cosy reception room
- 710 sq ft of space
- Leasehold Property
- Tenant In Situ
- Modern Bathroom
- Investment Opportunity
- Built in 1965
- Close to Nottingham amenities
- Viewing recommended

 0115 841 1155

## Hirst Court, Nottingham, NG7 3GG

### Key Features

Situated in the heart of Nottingham, Hirst Court presents an excellent opportunity for those seeking a development property. This charming residence, built in 1965, boasts a generous living space of 710 square feet, making it an ideal canvas for your creative vision. The property is ideal for investors as it is currently rented out and achieving a yield of 9.32%

The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, there is ample space for family or guests, ensuring comfort and privacy. The bathroom is conveniently located, catering to the needs of modern living.

Hirst Court is situated in a vibrant area of Nottingham, offering easy access to local amenities, transport links, and recreational facilities. This location is not only convenient but also rich in culture and community spirit, making it a desirable place to live.

Whether you are looking to invest or create your dream home, this property offers a unique opportunity to enhance and personalise a space in a sought-after area. With its solid foundation and potential for modernisation, Hirst Court is a promising prospect for any discerning buyer.

Lease Length: 86 years remaining  
Service Charge: £636.41 per annum  
Rental Yield 9.32%



## Hirst Court, Nottingham, NG7 3GG



### Second Floor

Approx. 66.5 sq. metres (715.7 sq. feet)

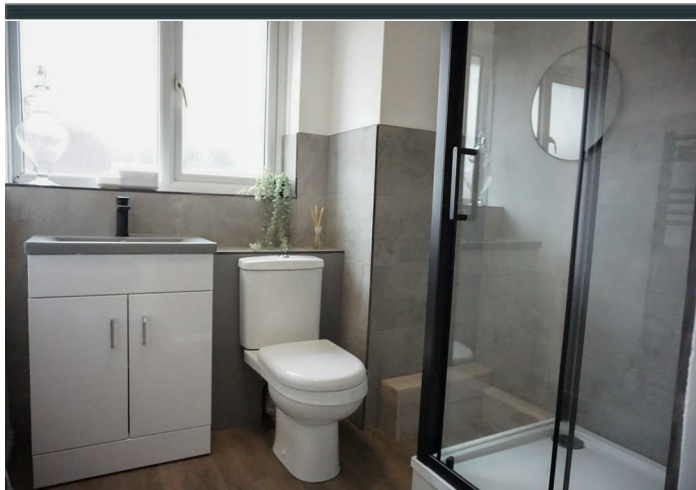


Total area: approx. 66.5 sq. metres (715.7 sq. feet)



0115 841 1155

## Hirst Court, Nottingham, NG7 3GG




### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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