

Buy!

Three Self-Contained Fully Refurbished Flats (One Flat Already Sold On A Long Lease, Two Flats Are Vacant)

188 sq m (2,023 sq ft)

- Ground floor (Flat 1):
already sold on a long lease
(99 years remaining)
- First floor (Flat 2):
58 sq m (624 sq ft) – Vacant
- Second floor (Flat 3):
68 sq m (732 sq ft) – Vacant
- Close to Nottingham city centre
and Nottingham Trent
University's city campus



£280,000 Long Leasehold

Location

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

The area is a popular rental location being within the catchment area for Nottingham Trent University and having easy access to the city centre.

The Property

The property comprises a three storey, detached property which has been converted into three self-contained flats.

Two flats are vacant and have recently been fully refurbished ready for immediate tenant occupation. Both flats have two bedrooms.

One flat is already sold on a long lease.

Tenure

The whole building is to be sold on a long leasehold basis, with Nottingham City Council retaining the freehold.

Flat one has been sold on a long leasehold basis with 99 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 condition: -

- The property 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 £280,000.

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

£280,000
Long Leasehold

Accommodation

FLAT No.	FLOOR	BEDS	SQ M	SQ FT	EPC	CONDITION / COMMENTS
1 – SOLD	Ground	-	62	667	E	This flat is already sold on a long lease (99 years remaining).
2	First	2	58	624	C	This flat has been fully refurbished.
3	Second	2	68	732	C	This flat has been fully refurbished.
TOTAL:			188	2,023		



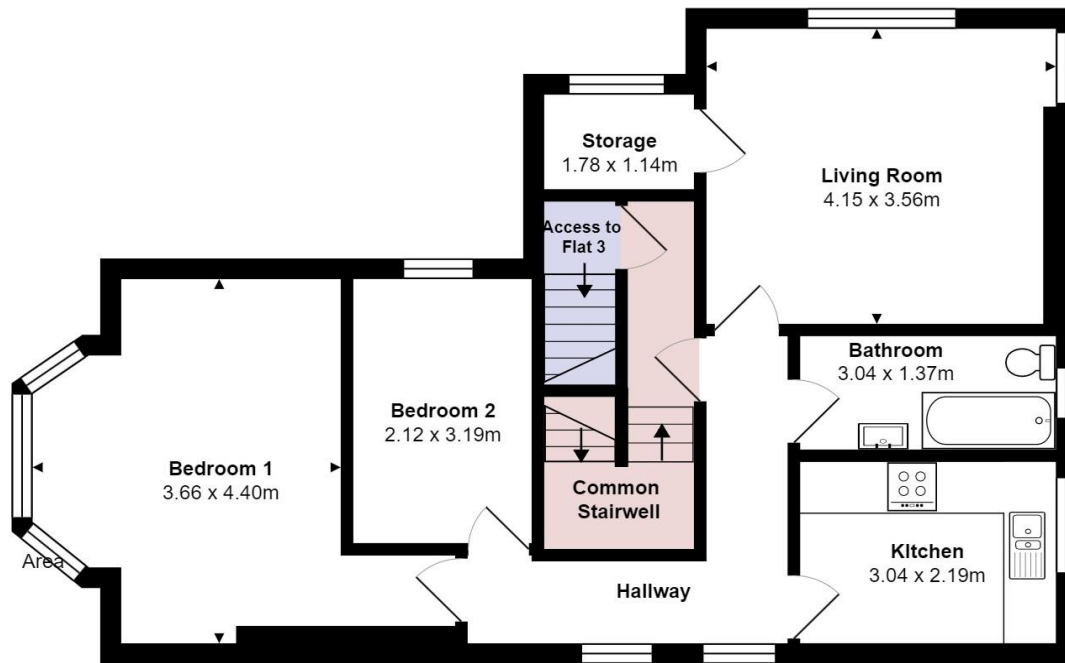
Three Self-Contained Fully Refurbished Flats (One Flat Already Sold On A Long Lease, Two Flats Are Vacant)
47 Burns Street, Arboretum, Nottingham NG7 4DS



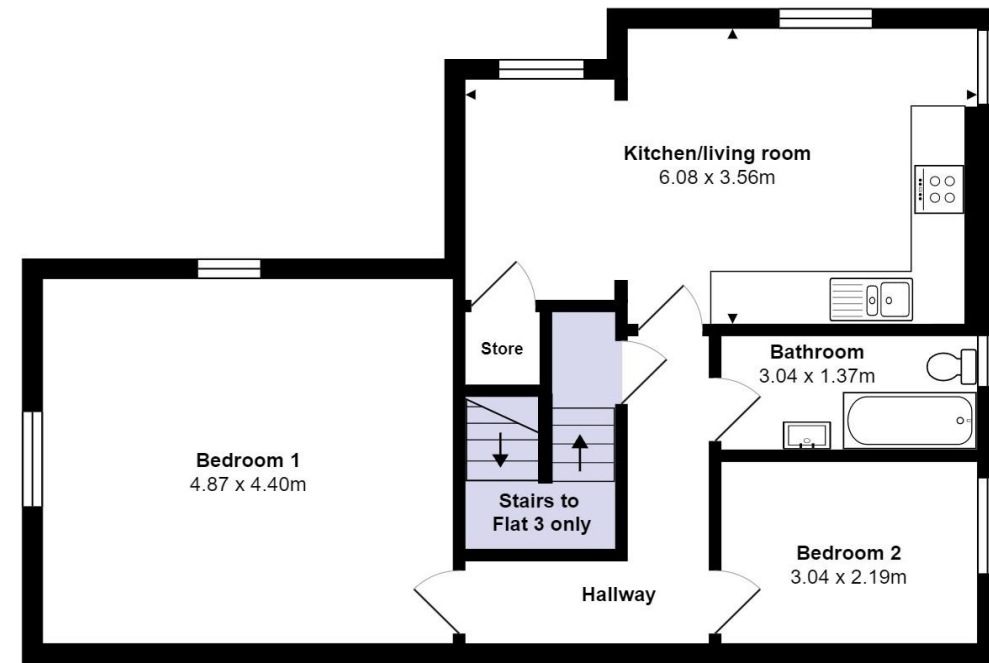
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**47 BURNS STREET
FLAT 2 AND FLAT 3 – FLOORPLAN**

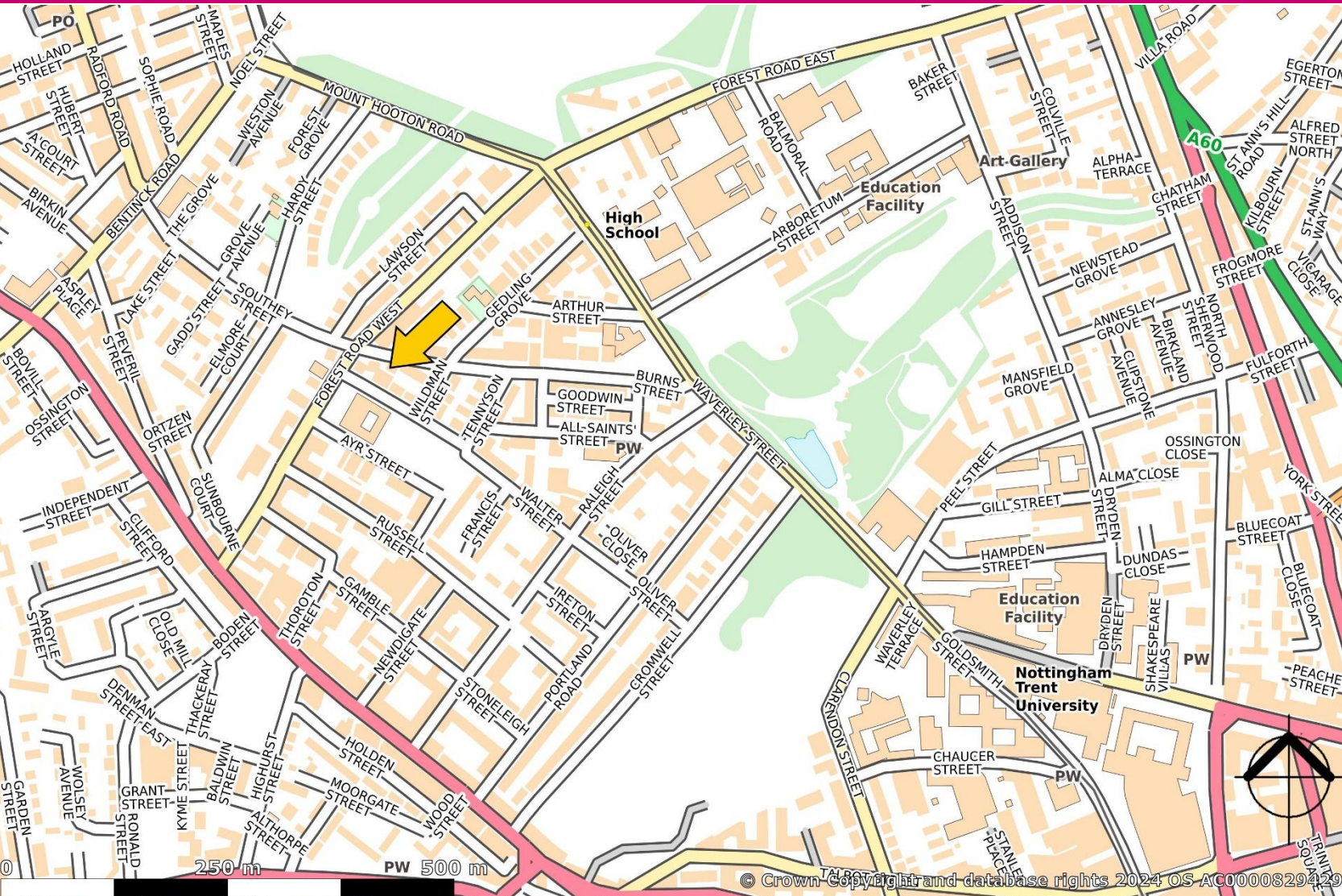


Flat 2
Total Area: 57.9 m²



Flat 3
Total Area 67.5m²

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

Nick Witek-Morgan
07384 896 501
nmorgan@heb.co.uk

Matthew Hilton
07971 910 268
mhilton@heb.co.uk

heb Chartered Surveyors

Canalside House, 6 Canal Street
Nottingham NG1 7EH

0115 950 6611 | info@heb.co.uk

heb.co.uk

Misrepresentation Act:

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