



Commodore Court, 1 Bar Lane

Offers Over £90,000



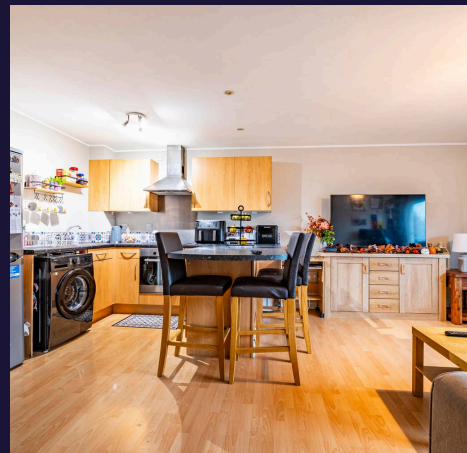
Commodore Court, Nottingham

Guide Price £110,000-£115,000

A fantastic opportunity to acquire this two double bedroom apartment with no chain! Perfect for first-time buyers looking to step onto the property ladder or astute investors wanting to expand their portfolio as the property is currently achieving £700pcm representing a 7.3% gross yield. The property offers a spacious open-plan living/dining kitchen, two double bedrooms, and a white three piece suite bathroom. The apartment also includes an allocated parking space for added convenience.

There are excellent road links to Nottingham City Centre and the M1, making it ideal for commuters. Local amenities, shops, and schools are within easy reach, while nearby public transport provides additional convenience to travel to the city and surrounding areas.

Viewing is highly recommended!





Entrance

With contemporary laminate flooring, door to a useful storage cupboard and doors to the living/dining/kitchen. two double bedrooms and bathroom.

Living/Dining Area

14' 2" x 11' 2" (4.31m x 3.41m)

With continuation of the laminate flooring, this room has light flooding through the double-glazed sliding doors which lead to a Juliet balcony. The living/dining area is open through to the kitchen.

Kitchen

11' 5" x 9' 3" (3.48m x 2.81m)

Fitted with a modern range of base and wall mounted units with an inset stainless steel sink and drainer and an integrated electric oven and hob with extractor fan over. There is space and plumbing for a washing machine and space for a free-standing fridge-freezer. A breakfast bar makes the ideal dining space for entertaining.

Bedroom One

13' 10" x 9' 2" (4.21m x 2.79m)

A great sized double bedroom with a double glazed window and space for a free-standing wardrobe.

Bedroom Two

10' 7" x 8' 9" (3.23m x 2.67m)

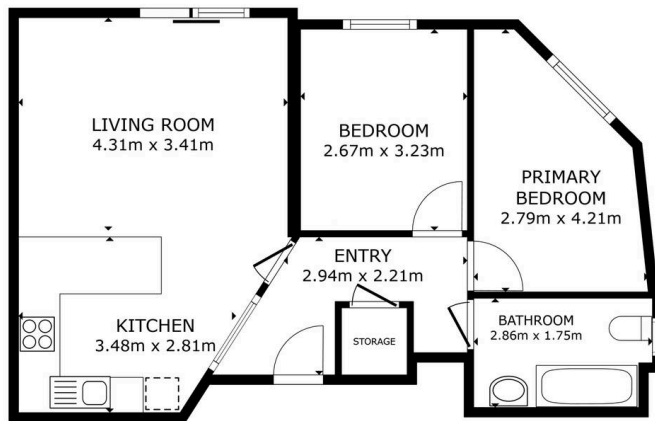
Another good sized double bedroom with a double glazed window and space for a free-standing wardrobe.

Bathroom

9' 5" x 5' 9" (2.86m x 1.75m)

A three piece suite bathroom comprising low level WC, pedestal wash hand basin and panel bath with shower screen and electric shower over. Tiling to the floor and wet areas. Chrome vertical heated towel rail and extractor fan. Double glazed obscure glass window.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 56.8 m²
TOTAL: 56.8 m²
EITHER ANY DIMENSIONS ARE APPROXIMATE. APPLICABLE MAY VARY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	86
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	79	81
England, Scotland & Wales EU Directive 2002/91/EC 		



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 933 8997 • info@comfortestates.co.uk • www.comfortestates.co.uk