

On behalf of Nottingham City Homes  
33 Gedling Grove, Arboretum, Nottingham NG7 4DU



# Buy!

## Two Self-Contained Fully Refurbished Flats

(One Flat Already Sold On A Long Lease, One Flat Is Vacant)

120 sq m (1,298 sq ft)

- Two x Three bed self-contained flats
- Flat 1 (3 bed duplex) is already sold on a long lease (88 years remaining)
- Flat 2 (3 bed, two storey) fully refurbished ready for tenant occupation
- Close to Nottingham city centre and Nottingham Trent University's city campus



**£215,000 Long Leasehold**

## Location

The property is located on Gedling Grove, 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. The property also sits less than 50 yards from Nottingham's tram network providing easy and direct access to the city centre.

## The Property

The property comprises a semi-detached Victorian property which has been split to provide two self-contained flats.

One flat is vacant which has been fully refurbished ready for immediate tenant occupation. One flat is already sold on a long lease with 88 years remaining.

## Condition

The building has been fully refurbished to include a new roof and uPVC double glazed window units throughout.

The vacant flat has also been fully refurbished ready for immediate tenant occupation.

## Tenure

The building is to be sold on a long leasehold basis, with Nottingham City Council retaining the freehold. One flat has already been sold on a long lease with 88 years remaining.

The lease will be for a term of 999 years from completion subject to a peppercorn ground rent and will include the following conditions:-

- Within three months of practical completion of any works, the property should be occupied.
- The properties 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 £215,000.

## 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

**£215,000**  
**Long Leasehold**

## Accommodation

FLAT No.	FLOOR	BEDS	SQ M	SQ FT	EPC	CONDITION / COMMENTS
<b>1 – SOLD</b>	<b>Lower Floor and Ground</b>	-	-	-	TBC	This flat is already sold on a long lease (88 years remaining). An EPC has been commissioned.
<b>2</b>	<b>First and Second</b>	3	120.6	1,298	C	This flat has been fully refurbished.
<b>TOTAL:</b>			<b>120.6</b>	<b>1,298</b>		



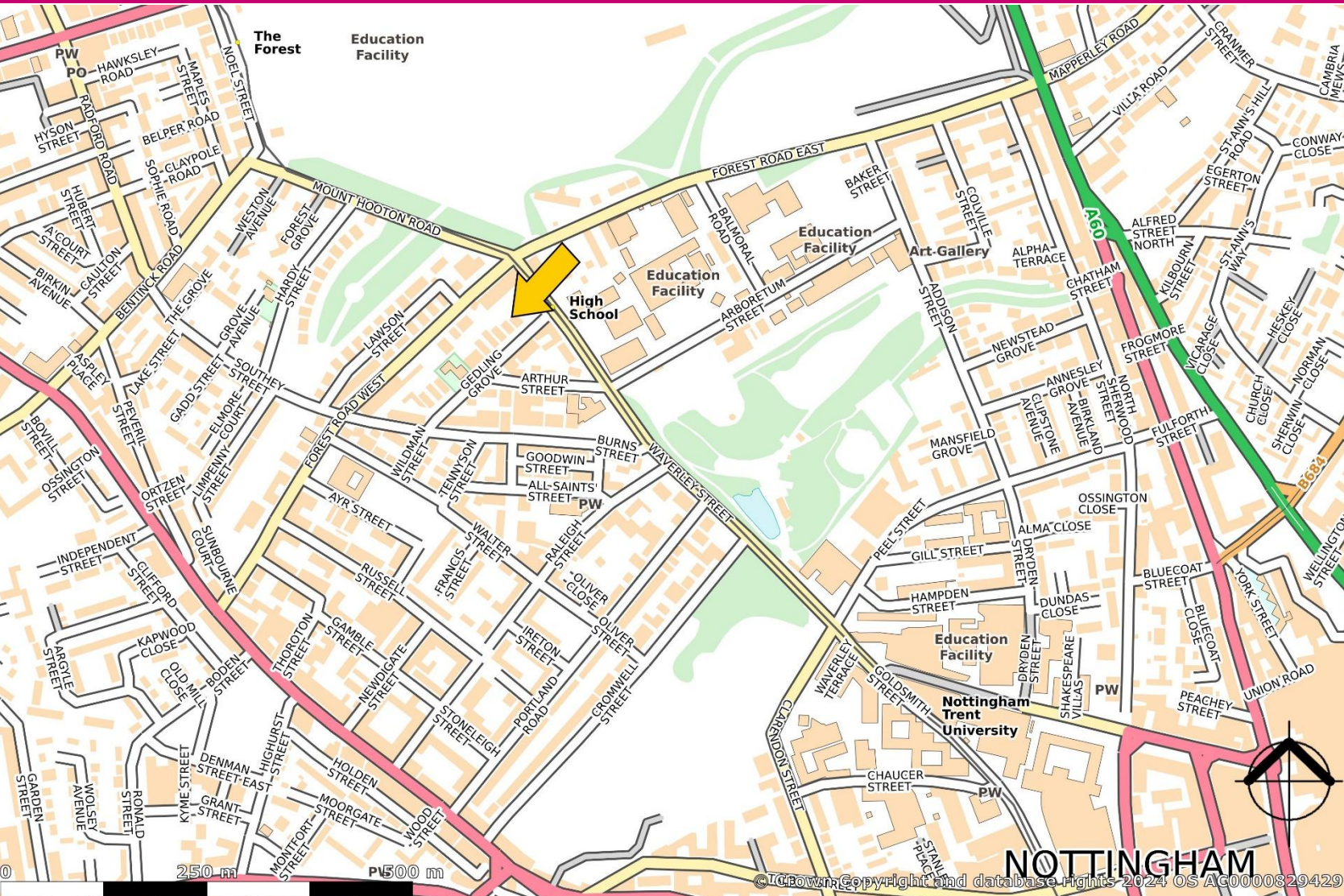
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**33 GEDLING GROVE  
FLAT 2 – FLOORPLAN**



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

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**heb Chartered Surveyors**

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[heb.co.uk](http://heb.co.uk)

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