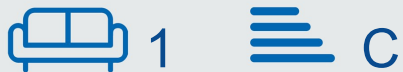


Hirst Court

Nottingham
NG7 3GG

£145,000



 0115 841 1155



- 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.

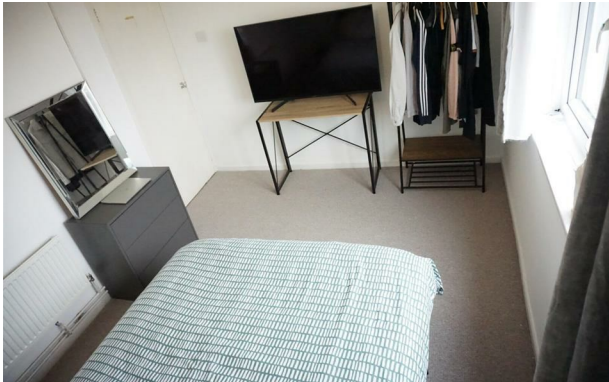
Lease Length: 86 years remaining
Service Charge: £636.41 per annum
Rental Yield 9.32%





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Second Floor

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



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



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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		
England & Wales	EU Directive 2002/91/EC 	

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.