



Gregory Boulevard, Nottingham NG7 5JE

welcome to

Gregory Boulevard, Nottingham

ATTENTION INVESTORS FREEHOLD PROPERTY WITH THREE SELF-CONTAINED FLATS located on Gregory Boulevard. Containing a total of THREE BEDROOMS, THREE LIVING ROOMS, THREE KITCHENS & THREE BATHROOMS and BALCONY SPACES. CLOSE PROXIMITY TO CASTLE RETAIL PARK and SHORT JOURNEY INTO NOTTINGHAM CITY CENTRE.





Ground Floor



First Floor



Second Floor

Ground Floor - Flat One

Living Room

15' 8" MAX x 12' 6" MAX (4.78m MAX x 3.81m MAX)

Kitchen

11' 4" MAX x 5' 3" MAX (3.45m MAX x 1.60m MAX)

Bedroom One

11' 10" MAX x 11' 2" MAX (3.61m MAX x 3.40m MAX)

First Floor - Flat Two

Living Room

15' 8" MAX x 9' 10" MAX (4.78m MAX x 3.00m MAX)

Kitchen

11' 2" MAX x 5' 4" MAX (3.40m MAX x 1.63m MAX)

Bedroom Two

15' 9" MAX x 11' 8" MAX (4.80m MAX x 3.56m MAX)

Second Floor - Flat Three

Living Room

15' 9" MAX x 13' MAX (4.80m MAX x 3.96m MAX)

Kitchen

10' 4" MAX x 5' 9" MAX (3.15m MAX x 1.75m MAX)

Bedroom Three

15' 9" MAX x 11' 10" MAX (4.80m MAX x 3.61m MAX)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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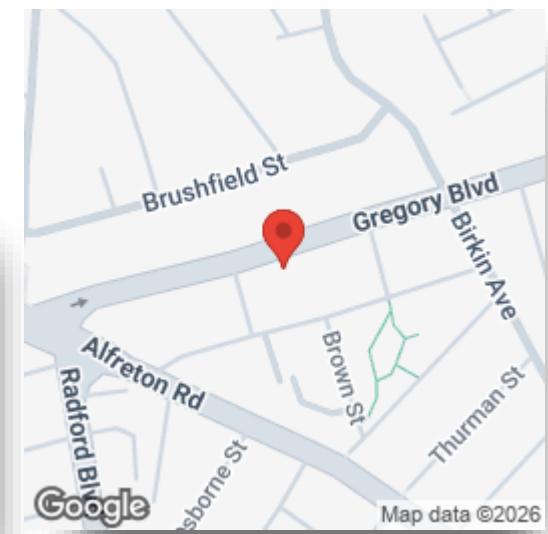
Gregory Boulevard, Nottingham

- Council Tax Band: A (For All Flats)
- **AMAZING INVESTMENT OPPORTUNITY**
- FREEHOLD PROPERTY WITH THREE SELF-CONTAINED FLATS
- EACH FLAT CONTAINS ONE LIVING ROOM, ONE KITCHEN, ONE DOUBLE BEDROOM & ONE BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£250,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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