



**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 - 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](http://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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS118837](http://williamhbrown.co.uk/Property/NVS118837)



Property Ref:  
NVS118837 - 0003

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