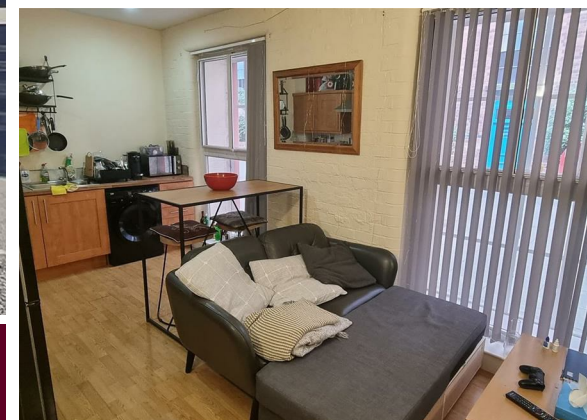


# BELVOIR!

Nottingham Sales  
notts-sales@belvoir.co.uk  
01158248800

Portfolio at Linen House, Hartley Road, Nottingham, NG7 3BB



Offers Over £700,000 Leasehold

belvoir.co.uk



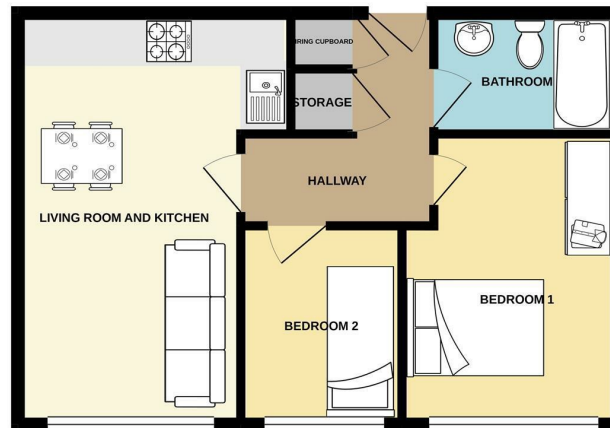
PORTFOLIO SALE - Belvoir are pleased to offer for sale 8 Apartments in the popular Linen House listed building in NG7. It consists of 3 One Bedroom Apartments and 5 Two Bedroom Apartments currently achieving £51,900pa or a 7.41% yield. We believe there is some potential rental growth to £55,800pa or 7.97%. All of the Apartments are currently let on Assured Shorthold Tenancy agreements - some in there fixed period and some now in a periodic status. FOR MORE DETAILS CONTACT MATT on 01158248800

### Summary

- Apartment 3 - 2 bed @ £550pcm
- Apartment 9 - 2 bed @ £550pcm
- Apartment 11 - 2 bed @ £525pcm
- Apartment 12 - 1 bed @ £525pcm
- Apartment 12a - 2 bed @ £600pcm
- Apartment 14 - 1 bed @ £550pcm
- Apartment 16 - 1 bed @ £475pcm
- Apartment 19 - 2 bed @ £550pcm

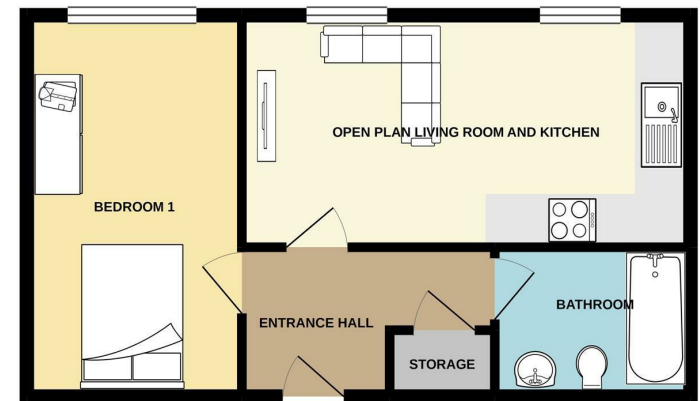
The Service Charge is £806.18pa on the 1 Bedroom Apartments and £1,612.35pa on the 2 Bedroom Apartments and the Ground Rent £150pa. We have Video Tours available on a number of the Apartments

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee is given to their operability or efficiency can be given.  
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GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 420 sq.ft. (39.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee is given to their operability or efficiency can be given.  
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