

Regency Suites, Russell Street, Nottingham, NG7 4FL £70,000 Leasehold

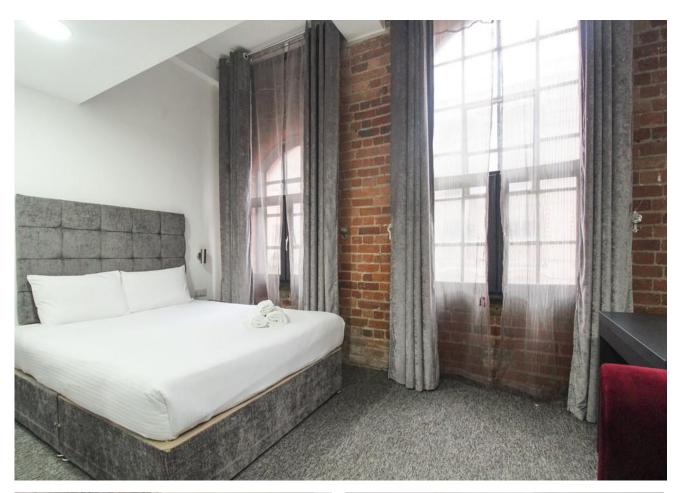


## Regency Suites, Russell Street

1 Bedroom, 1 Bathroom £70,000

- Ideal Investment Opportunity
- Approx. 12% Yield
- Short Stay Studio Suite
- Beautiful Conversion With Character
- Excellent Location
- Cash Buyers Only

\*\*\*ATTENTION INVESTORS\*\*\* A well presented studio suite available in the Trivelles Short Stay Serviced Accommodation Complex. Making the perfect investment the property with an approximate 12% yield. Offering charm and character with exposed brickwork and large windows there are onsite facilities for guests with a concierge desk, gym & café.







OPEN PLAN STUDIO AREA 15' 2" x 13' 9" (4.62m x 4.19m) The open plan studio area has a kitchenette with high and low level units with a rolled edge worktop over incorporating a stainless steel sink, microwave and mini-fridge. There is a wardrobe unit, iron & ironing board, desk & chair, wall mounted TV and a double with mattress, linens and wall mounted bedside tables. The suite blends a contemporary finish with original features such as the exposed brickwork and two large factory windows.

SHOWER ROOM Comprising of a walk in shower enclosure with a mains fitted mixer bar shower, low flush w.c, corner vanity wash hand basin, ceramic floor and wall tiling and fitted ceiling spotlights.

LOCATION The property is situated on this fringe of the City Centre with an array of amenities within walking distance and just a short distance from the heart of Old Market Square. The property also affords easy access to the Nottingham Trent University City Centre campus. On road parking is available. INVESTMENT The property represents an approximate yield of 12% having achieved an income of £9,607.10 for the 2022 calendar year. The management company retains 10% of the income as management fee and the service charge is approx. £1,180 per annum.

Remaining Lease: 241 Years









TOTAL FLOOR AREA. 205 s.g.ft. [1.9.0 s.g.m.] approx. Whilst every stitling habe on each presence the caccing of the recipies contained here, renductments of door, windows, soons and say often evens are approximate and no responsibility is been for any event, or mission or mis-statement. This glas in the illustrative purposes evil, and should be used as suffice yet prospective purchaser. The services, systems and applications shown howe not be resided and neguranties as to the mission of the services of th

## **Martin & Co Nottingham**

1 Russell Place ● Talbot Street ● Nottingham ● NG1 5HJ T: 0115 8533230 ● E: nottingham@martinco.com 0115 8533230

http://www.martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or less ors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

