



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





GROUND FLOOR
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 205 sq.ft. (19.0 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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