



Marco Island, Huntingdon Street, Nottingham, NG1 1AR
£108,000 Leasehold


MARTIN&CO

Marco Island, Huntingdon Street

1 Bedroom, 1 Bathroom

£108,000

- Ready Made Investment Opportunity
- 9.1% Yield
- Tenanted Until October 2024
- Larger Than Average With Separate Bedroom
- Onsite Concierge Service
- Popular Development
- Corner Plot

ATTENTION INVESTORS Spacious One Bedroom Fourth Floor CORNER Apartment With SEPARATE BEDROOM, Open Plan Living/Kitchen Generating A 9.1% Yield With Tenants in Situ Until October 2024 - VIEWING RECOMMENDED!***



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL With wood effect laminate flooring, airing/storage cupboard, intercom system and two ceiling lights.

OPEN PLAN LIVING/DINING/KITCHEN 20' 11" x 14' 7" (6.38m x 4.44m) With a living/dining area offering large corner double glazed windows, wood effect laminate flooring, wall mounted electric heater, fitted kitchen with a range of high and low level units with a rolled edge worktop over incorporating a one and a quarter bowl stainless steel sink and drainer, upstand, integrated electric oven, inset hob with extractor hood over, integrated fridge with ice box, washing machine and dishwasher, wood effect laminate flooring, double glazed window, intercom system and ceiling light.

BEDROOM 12' 4" x 9' 6" (3.76m x 2.9m) With wood effect laminate flooring, double glazed window, wall mounted electric radiator and ceiling light.

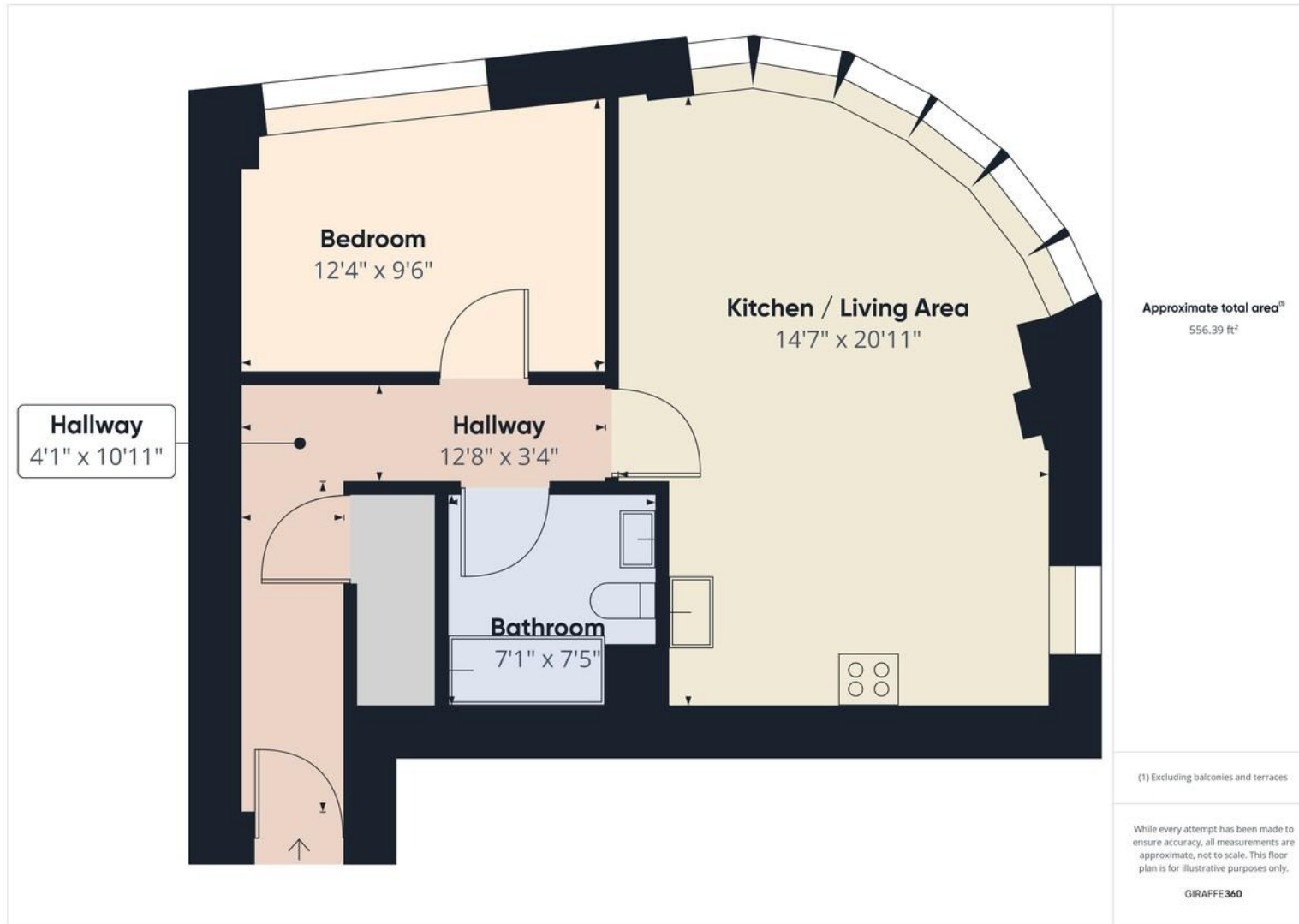
BATHROOM The bathroom offers a three piece suite comprising of a bath with chrome mixer taps and

mains fitted shower over, low flush w.c, pedestal basin, heated towel rail, part wall tiling, vinyl flooring and ceiling light.

Situated within this popular and centrally located development the property benefits from an onsite concierge service, lift access and intercom system. The property makes an ideal investment opportunity with tenants currently in situ until October 2024 generating approximately an 9.1% yield







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