



Lexington Place, Lace Market, Nottingham, NG1 1AN
£195,000 Leasehold



Lexington Place, Plumpton

Street, Lace Market

2 Bedrooms, 2 Bathroom

£195,000

- Two Double Bedroom Apartment
- Well Presented Throughout
- Ready Made Investment
- Tenanted Until August 2024
- 7.3% Yield
- Allocated, Gated Parking Space
- Deceptively Spacious

ATTENTION INVESTORS Deceptively spacious throughout, this two double bedroom apartment makes for an ideal, ready made investment with tenants in situ until August 2024 generating an approx 7.3% yield. The property briefly comprises of a large entrance hall, lounge with Juliet Balcony, separate fitted kitchen, large master bedroom with en-suite, second double bedroom and a further bathroom. Additionally, there is an allocated, gated parking space and secure entry system. Early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Estimated Service Charge:

HALLWAY Spacious entrance hall currently also utilised as a dining area with wood effect flooring, wall mounted electric heater, intercom system, airing cupboard and fitted ceiling spotlights.

LOUNGE/DINER 17' 8" x 11' 6" (5.38m x 3.51m) With a fitted carpet, Juliet Balcony, wall mounted electric heater and fitted ceiling spotlights.

KITCHEN 9' 3" x 7' 8" (2.82m x 2.34m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric twin oven, hob, extractor, fridge/freezer, washing machine and dishwasher, ceramic tiled flooring and fitted ceiling spotlights.

MASTER BEDROOM 17' 1" x 13' 8" max reducing to 10' 1" (5.21m x 4.17m) With two double glazed windows, fitted carpet, wall mounted electric heater and fitted ceiling spotlights.

EN-SUITE With a fitted suite comprising of a corner shower enclosure with a mains fitted mixer bar shower, low flush w.c., pedestal wash hand basin, ceramic tiled flooring, part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

BEDROOM TWO 13' 2" x 7' 2" (4.01m x 2.18m) With a fitted carpet, double glazed window, wall mounted electric heater and ceiling light.

BATHROOM With a fitted suite comprising of a panel bath with chrome mixer taps and shower attachment over, low flush w.c., pedestal wash hand basin, ceramic tiled flooring, part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

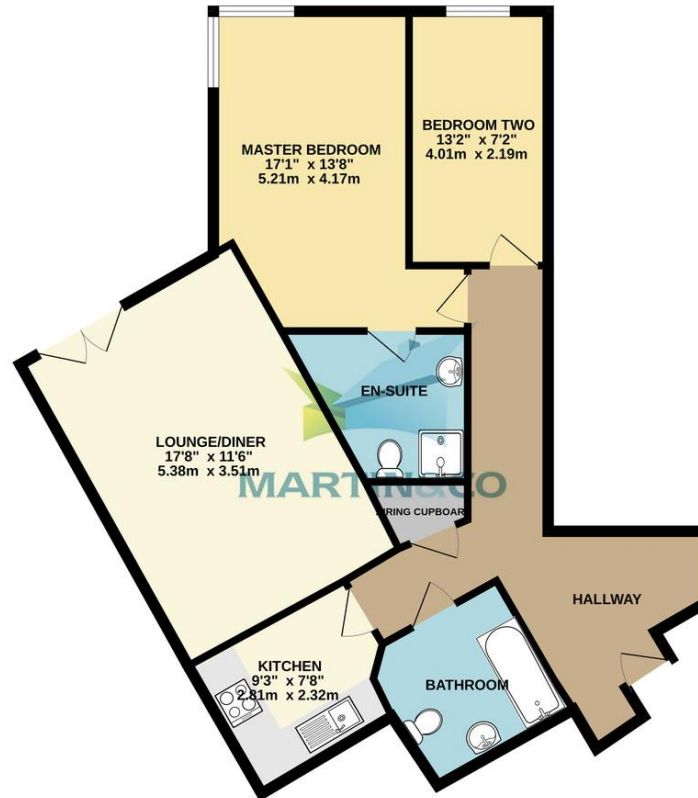
EXTERNAL The property benefits from a gated, allocated parking space.

LEASE INFORMATION Remaining Lease Length:
Ground Rent:





UPPER GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 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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