



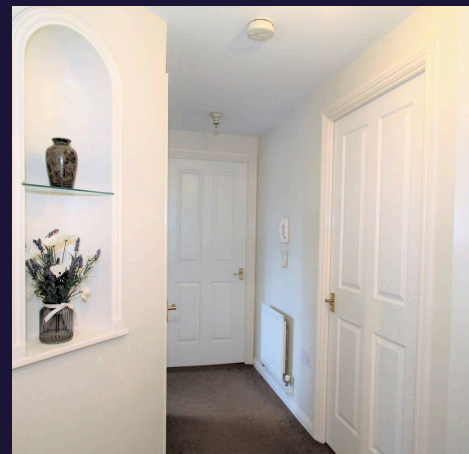
**Boleyn Court Walter Street, Nottingham**  
£125,000





A very well-presented two-bedroom apartment ideally situated within walking distance to Nottingham City Centre. Boasting a prime location near the Arboretum and with direct access to NCT tram services, this property offers both convenience and desirability. Perfect for buy-to-let investors or first time buyers. The property has a fantastic track record of rental demand, which is no surprise given that the NTU city campus is less than a 5-minute walk away. Currently let until August 2025.

Step inside to discover a welcoming atmosphere throughout, with a modern interior that is sure to impress. The apartment features two bedrooms, making it an ideal space for comfortable living. Additionally, the gated private car park provides secure parking for residents. With no upward chain, this property offers a seamless transition for its new owners. Don't miss this opportunity to own a piece of urban charm in a thriving location.





- Two Bedroom Apartment
- Walking Distance To Nottingham City Centre
- Well Presented Throughout
- Gated Private Car Park
- Fantastic Rental Demand
- Ideal For Buy To Let Investors or First Time Buyers
- Within Walking Distance To The Arboretum
- Direct Access To NCT Tram Services
- Sold With No Upward Chain
- Let Until August 2025

#### **Hallway**

Entering through the front door there is a closed off entranceway providing a useful space to store shoes and coats, leading on from here is the hallway with storage cupboard and intercom telephone. Providing access to the other rooms;

#### **Kitchen**

A well presented galley style kitchen offering plenty of storage and worktop space. There is an integrated electric oven, four ring gas hob, with extractor fan, along with space for a free standing fridge/freezer, washing machine and dishwasher. The room has lots of natural light from a large upvc double glazed window, and is neutrally decorated throughout with white walls and light laminate flooring.

#### **Reception room**

A well proportioned reception room providing a relaxing lounge space as well as enough room for a designated dining table area. The room is neutrally decorated with white walls and beige carpet along with having another large upvc window flooding the space with lots of natural light.





### Bathroom

A spacious bathroom neutrally decorated with white walls, grey tiled shower surround and tile effect vinyl flooring. There is a bath with shower over, WC and pedestal sink with mirrored cabinet positioned over.

### Bedroom One

To the end of the hall is the larger of two double bedrooms, with neutrally decorated walls and beige carpet. There is a upvc double glazed window and pendant light fitting.

### Bedroom Two

A good-sized second double bedroom, also neutrally decorated to the walls and having beige carpet. A bright room with a upvc double glazed window and pendant light fitting.

### Additional Property Details;

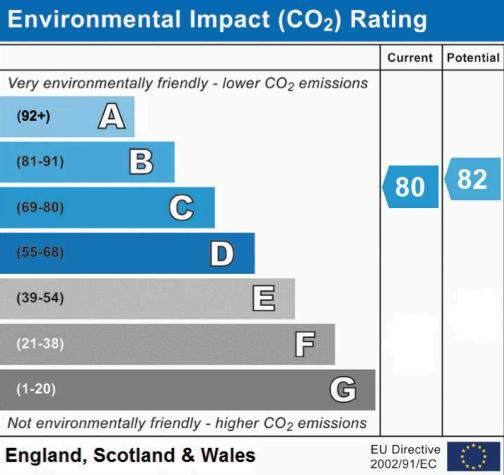
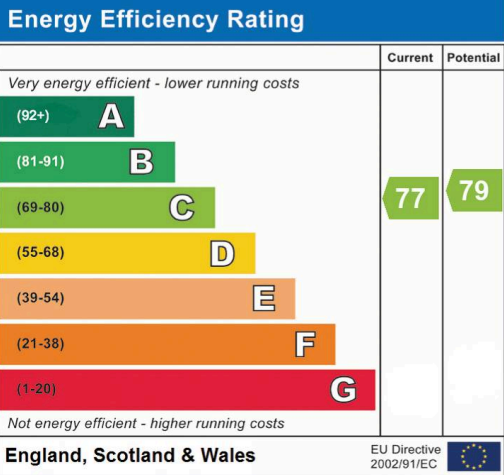
- Council Tax Band: B
- Tenure: Leasehold
- Lease Expiry: 23/05/2149
- Ground Rent: £75.00 per year
- Service Charge: £1,409.07 per year















## Comfort Estates

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