



**Portland Square, Raleigh Street, Nottingham, NG7 4HR**  
£135,000 Leasehold

**MARTIN&CO** 

# Portland Square, Raleigh Street, Nottingham

2 Bedrooms, 1 Bathroom

£135,000

- Second Floor Apartment
- Two Double Bedrooms
- Allocated Parking
- Excellent Location
- Tenants In Situ
- Ideal Buy To Let Opportunity
- Leasehold

Situated on the second floor of this popular development stands this two double bedroom apartment which makes the perfect buy to let opportunity. Currently generating an approximate 6.5% yield there is great potential for further growth and the property is being offered with no onward chain. Attractively priced, the apartment comprises of an entrance hall, open plan living/kitchen/dining area with Juliet Balcony, two double bedrooms and a fitted bathroom. There is also an allocated, gated parking space.



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**ENTRANCE HALL** Large hallway with wood effect laminate flooring, double wide storage cupboard, intercom system, ceiling light, providing access to all rooms and opening out into the main living/kitchen area.

**OPEN PLAN LOUNGE** 17' 5" x 12' 6" (5.31m x 3.81m) The well proportioned living area offers a Juliet balcony with views over the Arboretum, fitted carpet, wall mounted radiator, ceiling and two wall lights and airing cupboard.

**OPEN PLAN KITCHEN** 8' 5" x 8' 00" (2.57m x 2.44m) The well equipped kitchen has a range of fitted wall and base beech wood units with a rolled edge worktop over incorporating a stainless steel sink and drainer, upstand and splash back tiling, electric oven, gas hob and extractor hood, SMEG fridge/freezer, washing machine and dishwasher, wood effect laminate flooring and ceiling light.

**BEDROOM ONE** 12' 1" x 10' 9" (3.68m x 3.28m) The generously sized master bedroom offers a double glazed window with an internal courtyard aspect, wood effect laminate flooring, wall mounted radiator and two wall lights.

**BEDROOM TWO** 12' 1" x 9' 6" (3.68m x 2.9m) The second double bedroom offers a double glazed window with an internal courtyard aspect, wood effect laminate flooring, wall mounted radiator and two wall lights.

**BATHROOM** With modern white suite comprising of a bath with a chrome mixer tap and shower riser over, pedestal wash hand basin, low flush w.c., heated towel rail, ceramic floor and part wall tiling and ceiling light.

The property benefits from a gated, allocated parking space and has tenants in situ generating a yield of approximately 6.5% with further growth potential.

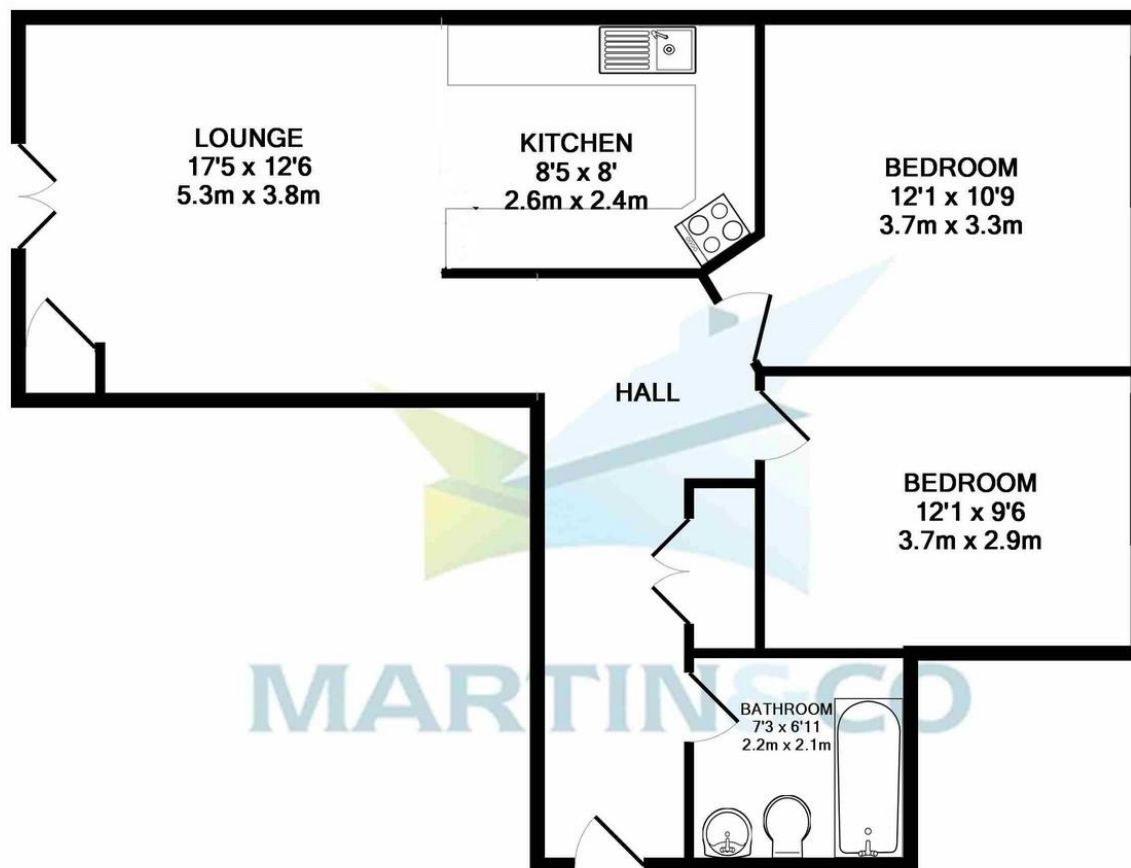
**DISCLAIMER** Please note that the photographs

displayed were taken before the commencement of the current tenancy.

**LEASE INFORMATION** Remaining Years on Lease:  
Current Annual Ground Rent:  
Estimated Annual Service Charge:







TOTAL APPROX. FLOOR AREA 712 SQ.FT. (66.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

## Martin & Co Nottingham

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

# 0115 8533230

<http://www.martinco.com>

**MARTIN & CO**

**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 lessors(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.