



Marco Island, Huntingdon Street, NG1 1AR
Offers Over £95,000 Leasehold



Marco Island, Huntingdon Street

1 Bedroom, 1 Bathroom

Offers Over £95,000

- One Bedroom 4th Floor Apartment
- Ideal Investment Opportunity
- Tenants In Situ
- No Onward Chain
- Onsite Concierge Service
- Popular Development
- Leasehold

Situated on the fourth floor of this popular and centrally located development stands this one bedroom apartment making an ideal investment opportunity with a prospective yield of approx. 9.5%. Offering bright and airy open plan living there is also lift access and onsite concierge service.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	86
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		80	80
England, Scotland & Wales		EU Directive 2002/91/EC	



ENTRANCE HALL 16' 10" x 5' 6" (5.13m x 1.68m) With wood effect flooring, airing cupboard, ceiling light and opening out into the bedroom and living areas.

OPEN PLAN LIVING/KITCHEN 14' 2" x 14' 3" (4.32m x 4.34m) The kitchen offers a range of fitted high and low level units with a rolled edge laminate worktop over with upstand incorporating a stainless steel sink and drainer, integrated fridge with ice box, washing machine, dishwasher, electric oven, hob and extractor hood over and intercom system. The living area has a wall mounted electric panel heater, TV Aerial & phone points, wood effect laminate flooring and large double glazed window.

BEDROOM 8' 4" x 9' 0" (2.54m x 2.74m) Double bedroom area with wood effect laminate flooring, wall mounted electric panel heater and ceiling light.

BATHROOM With a three piece fitted 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 covering and ceiling light.

Situated within this popular development the property benefits from a 24 hour onsite concierge service, lift access and intercom system. The property makes an ideal investment opportunity as there are tenants in situ generating an approximate 9.5% yield and it is also being sold with no onward chain.

LEASE INFORMATION Estimated Annual Service Charge £
Ground Rent £322 per annum
Years Remaining on Lease: 130







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