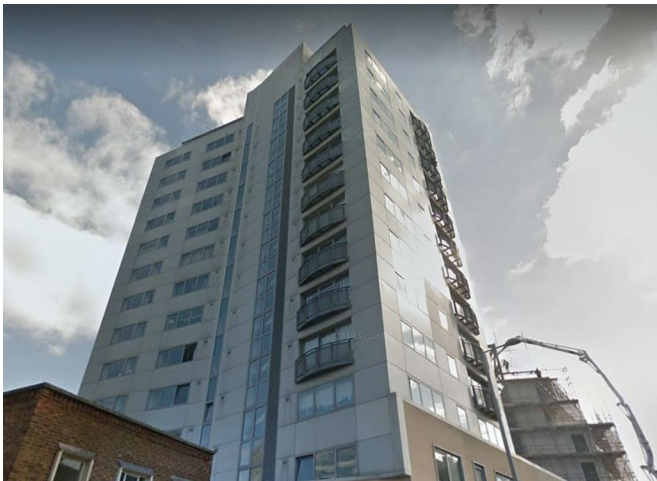


Lower Parliament Street, Nottingham, Nottinghamshire NG1 1EH



Offers Over £80,000 Leasehold

PERFECT FOR INVESTORS! Offered for sale is a well maintained and spacious Upper Ground Floor Apartment in this popular and sort after building. The accommodation includes; a secure communal entrance hall, private hallway, an OPEN PLAN LIVING ROOM and modern fitted KITCHEN, large DOUBLE BEDROOM and modern BATHROOM SUITE. The apartment is bright and spacious and in excellent condition. It also benefits from a current tenancy commanding a rent of £475pcm. CASH BUYERS ARE REQUIRED FOR THIS PROPERTY



BELVOIR!

Nottingham Central Sales
23-25 Market Street, Nottingham NG1 6HX



Communal Entrance Hall

With entry fob or intercom access leads a communal hallway with access to the lifts, stairs and postal boxes. A half staircase to the return side leads to an inner hallway and on the right hand the apartment can be located.

Private Inner Hallway

With wall mounted heater and intercom system and access to the living room, bedroom and bathroom

Open Plan Living Room and Kitchen

A bright modern and open plan space.

Living Area 13'9" x 12'2"

With large side aspect window, laminate flooring, wall mounted heater, tv point and wall mounted light fittings. This space is open plan to the kitchen.

Kitchen Area 12'11" x 7'9"

With a range wall and base mounted units, worksurfacing, sink and drainer, plumbing and space for appliances including a fridge freezer, electric hob, oven, recess spots and good sized storage cupboard.

Bedroom 13'6" x 11'5"

With wall mounted heater, two side aspect windows and wall mounted light fitting.

Bathroom 7'3" x 6'0"

With panelled bath with shower attachment and curtain, wash hand basin, wc, tiled splash backs, recess spots and shaver point.

General Notes

We understand the property to be Leasehold with the term expiring in June 2152 and the current Service Charge £1262pa. The property is currently let at £475cpm on a AST now in a periodic status.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	70	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
	73	72
England & Wales	EU Directive 2002/91/EC	