



**Foxrose Courtyard  
Aberdeen Street  
Nottingham  
NG3 1JB**

**Offers in Excess of £126,000**

**bettermove**



# Aberdeen Street Nottingham

Bettermove are proud to present this 2 bedroom flat in the sought after area of Nottingham available with no forward chain.

The property benefits from double glazing, electric heating throughout and has ample on street parking available nearby. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a share of freehold property with 999 years on the lease from 2015; there is no ground rent and the service charge is £180 per month.

The interior of this beautifully presented property comprises a spacious and open plan living room with the fitted kitchen, two double bedrooms and the family bathroom on the first floor of the building.

Located in the popular residential area of Nottingham, the property is close to a range of amenities, including shops, supermarkets, restaurants and Nottingham Trent University. Excellent transport connections can be found from Nottingham Train Station, the A60 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



# First Floor

Approx. 71.5 sq. metres (769.6 sq. feet)



Total area: approx. 71.5 sq. metres (769.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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