



Portfolio

218 QUEENS ROAD

Nottingham, NG2 3UR

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Fixed Price £74,995

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An exceptional opportunity to invest in The Laceworks, a fully operational, purpose-built student accommodation (PBSA) development in the heart of Nottingham. The building has 222 high-specification studio apartments and is ideally located just a short distance from Nottingham Trent University and the University of Nottingham.



This modern design studio accommodation comprises a private en-suite shower room, bespoke kitchens with modern appliances, distinct sleeping, living, and study zones. The tenant gets high-speed Wi-Fi, all utilities (water, heating, electricity) included in their rental. The property is being sold with the tenant in situ, generating an annual rental income of £9,412. The property is fully compliant for the rental market. Service charge £2,563.55, Leasehold £350.

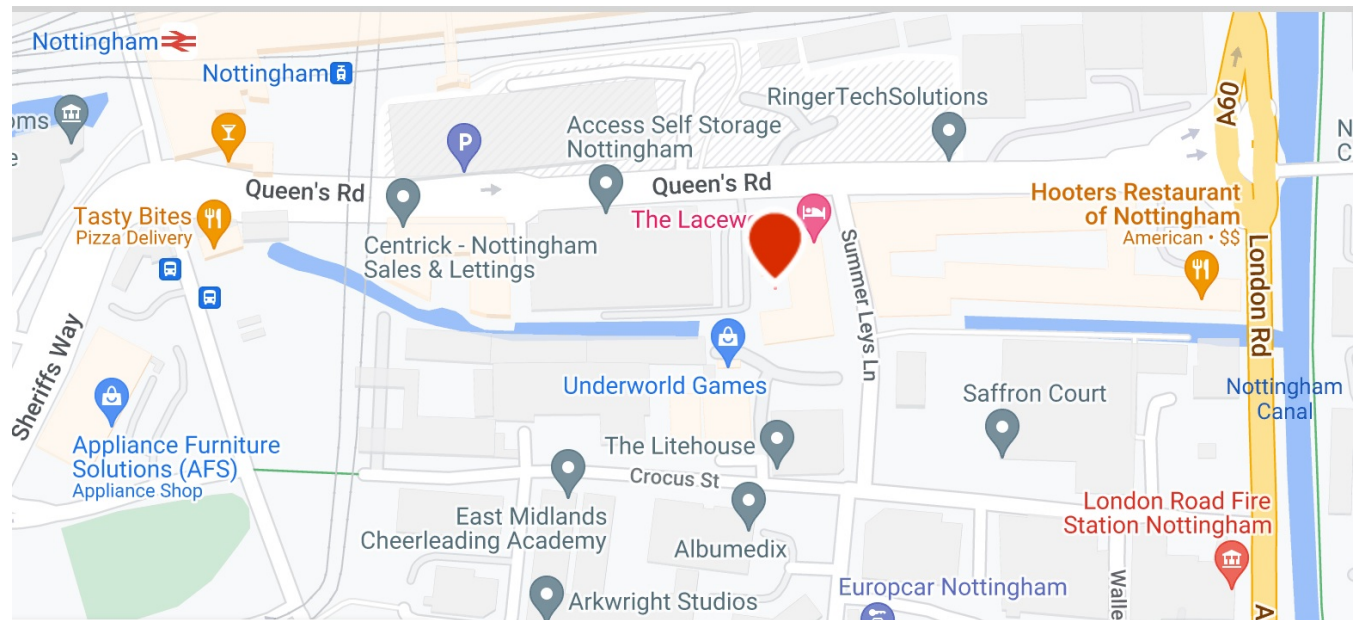
The building has unrivalled amenities such as a “hotel-style” reception area, on-site gym, private dining room, communal kitchen, games zones, and coffee-lounge style social areas. As well as a parcel delivery room, secure cycle storage, laundry facilities, 24/7 security with CCTV, secure access gates, alarm systems, and night officers.

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FEATURES

- Buy-to-let Investment
- High Specification Studio
- Tenanted and fully compliant
- Situated between Nottingham's 2 main universities
- All mod cons including on-site gym
- Hugely popular with students
- Annual rental £9,412
- 20 sq m
- Leasehold



DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.