



# Portolio

## **STUDIO 715 THE LACEWORKS**

Queens Road, Nottingham, NG2 3UR

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**Offers In Region Of £89,950**

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Tenanted 1 bedroom luxury studio apartment in central Nottingham location. This buy-to-let investment is located within a modern and stylish development with high-speed Wi-Fi and an onsite gym. The accommodation can be found on the 7th floor and comprises a living room/bedroom, kitchen, and bathroom. The property benefits from double glazing, gas heating, lift access, concierge, secure building entry, and well kept communal areas. The property is compliant for the rental market with Gas Safety, EICR, and AST.

The property is located within a purpose built student block and is being sold with the tenants in situ as a buy-to-let investment. The current tenants moved into the property in summer 2022 and will provide an instant rental income of £6273pa. The Laceworks is a truly stylish, modern development with high-speed wi-fi throughout the building and excellent social spaces, being surrounded by cafes, restaurants, and bars - perfect for students. The property is located 0.5 miles from the University of Nottingham.

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## FEATURES

- High Specification Studio
- Tenanted and fully compliant
- Immediate income of £6273 pa
- Gross Rental Yield 7%
- Situated between Nottingham's 2 main universities
- All mod cons including on-site gym
- Hugely popular with students
- 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.