

Portolio



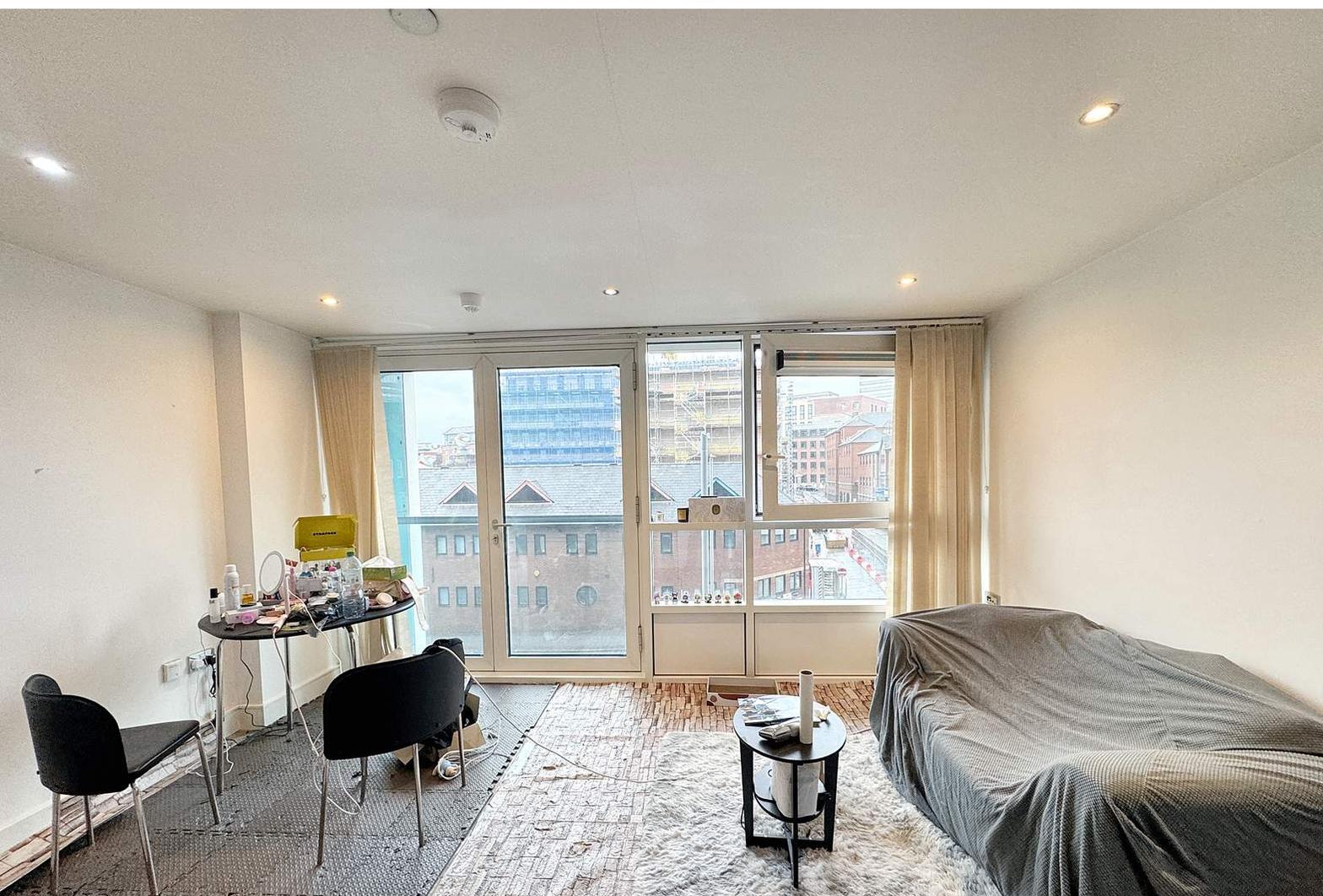
APARTMENT 203 HUNTINGDON STREET

Nottingham, NG1 3NT

Offers in Region of £99,995

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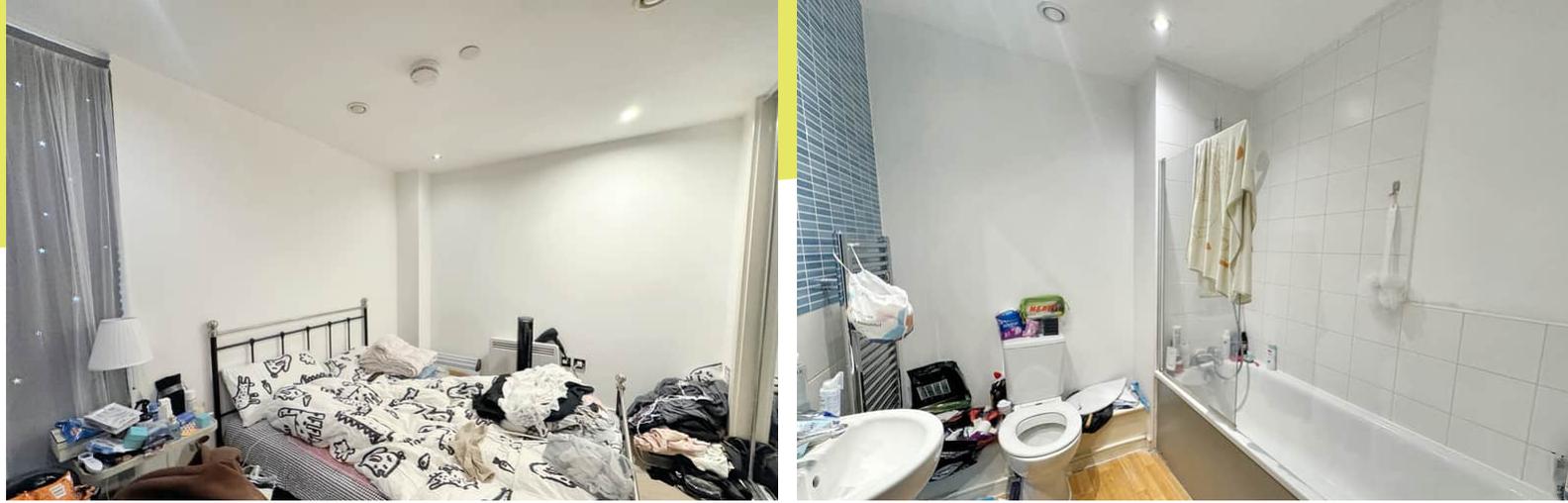
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Tenanted 1 bedroom buy-to-let investment in the heart of Nottingham city centre. This property comprises hallway, open plan kitchen living area, double bedroom, and a bathroom with plumbed shower. The development benefits from having 24 hours concierge, secure call entry system, allocated parking, on site pool and gym.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the long-term tenant has been resident since August 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £10,500 representing an immediate yield of 6%. The property is let unfurnished and is sold as seen.

Nottingham is a city located in the East Midlands approximately 33 miles south-east of Sheffield and 45 miles north-east of Birmingham. The city has a population of circa 320,000. The property is centrally located and benefits from a fantastic array of restaurants, bars, and shopping.

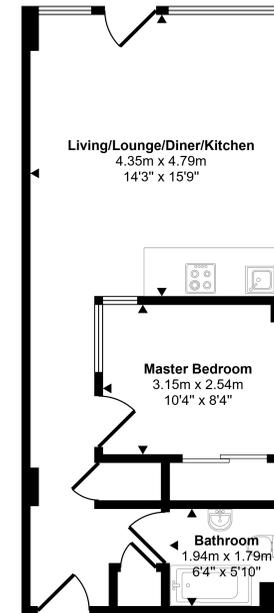
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Annual Rental Income £10,500
- Current Yield 10.5%
- Furnished Let
- EPC Rating: B
- 46 sq m

Approx Gross Internal Area
44 sq m / 471 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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.