



**Guide price £110,000**

**Apartment - Purpose**

**Bedrooms: 1**

**Bathrooms: 1**

**Tenure: Leasehold**

GUIDE PRICE £110,000 - £120,000. WALTON & ALLEN are delighted to offer this Seventh floor APARTMENT which is presented in EXCELLENT CONDITION and has accommodation briefly comprising: HALLWAY, OPEN PLAN KITCHEN/DINING/RECEPTION ROOM, SEPARATE DOUBLE BEDROOM and BATHROOM. Marco Island is ideally situated in the CITY CENTRE and the property benefits from LIFT ACCESS, 24HR CONCIERGE, GREAT VIEWS and is offered to the market with NO ONWARD CHAIN. It would make a FANTASTIC BUY TO LET INVESTMENT with a potential rent of £850 - £900PCM which would offer a 9.3% GROSS YIELD. Call to view!

Hall  
Entrance door to Communal Hall.

Living Room  
20'3" x 13'10"

Open Plan Living with space for Lounge and Dining areas, electric heaters, dual aspect with double glazed windows to rear and side.



Kitchen Area  
6'7" x 5'1"  
Fitted with a matching range of wall and base units with work surfaces over. Integrated stainless steel electric oven with Hob, stainless steel splashback and chimney style extractor over..  
Integrated Dishwasher and Washer/ Dryer.

Bedroom  
12'1" x 8'8"  
Separate double bedroom with electric heater and double glazed window to side.



Bathroom  
Fitted with a three piece suite comprising; Bath with shower over, wash basin and W.C. Airing/store cupboard, tiled splashbacks.

Marco Island  
A purpose built apartment block in Nottingham City Centre with lifts to all floors and a 24 Hour concierge service.

Lease  
Lease 150 years from new. 131 years remaining.  
Ground rent. £323 pa  
Service charge. £1389 pa

Viewing 24 hrs Notice  
To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Council Tax Band  
Council Tax Band B. Nottingham City Council.

Free Mortgage Advice  
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

\*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. \*



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**Seventh Floor**  
Approx. 48.8 sq. metres (525.1 sq. feet)



Total area: approx. 48.8 sq. metres (525.1 sq. feet)

# Can you **save money** on your **mortgage**?

Potentially save thousands by visiting  
<http://bit.ly/waltonallenmortgages>

A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.



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		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales

Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!