



Offers in excess of £124,000

Apartment

Bedrooms: 1

Bathrooms: 1

Tenure: Leasehold

INVESTMENT OPPORTUNITY WALTON & ALLEN are delighted to bring to market this **LARGE ONE BEDROOM APARTMENT** with accommodation briefly comprising **OPEN PLAN KITCHEN/LIVING/DINING ROOM, DOUBLE BEDROOM, LARGE BALCONY** and **SHOWER ROOM**. Located less than a **20 MINUTE WALK** to **NOTTINGHAM CITY CENTRE** the property is also located conveniently for **THE FOREST TRAM STOP** and **LOCAL AMENITIES**. The property also benefits from **SECURE ALLOCATED PARKING, CODED ENTRY SYSTEM** and **ENTRYPHONE**. With a potential **RENTAL INCOME** of **£750PCM** the property would offer a potential **7.25% YIELD**. This would make an **EXCELLENT INVESTMENT** or **FIRST TIME BUY**. Call to view!

Entrance Hall

Entry phone, door to communal hallway.

Living Room

8'8" x 12'7"

Wall mounted electric heater, open plan to:

Kitchen Area

15'0" x 9'9"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap. Fitted electric oven with hob and extractor hood over. Tiled splash backs, free standing washing machine and fridge/freezer. Tinted double full height glazed window, double glazed door to:

Balcony

Large private balcony with decking to floor.

Bedroom

15'0" x 7'6"

Wall mounted electric heater, full height double glazed window.

Shower Room

Fitted with three piece suite comprising shower quadrant, wash hand basin and WC. Tiling to walls, heated towel rail.

Lease Information

Lease: 250 years from 2017

Ground Rent & Service Charge: £1000 per annum

General

The property also benefits from secure allocated parking with access from Vivian Avenue, entry phone and coded entry system. The property is offered to the market with no onward chain and has a potential rental income of £700 - £750pcm. The building also has on site electric car charging points which are free to use.

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.

Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at <http://geoserver.nottinghamcity.gov.uk/myproperty/>

Free Mortgage Advice

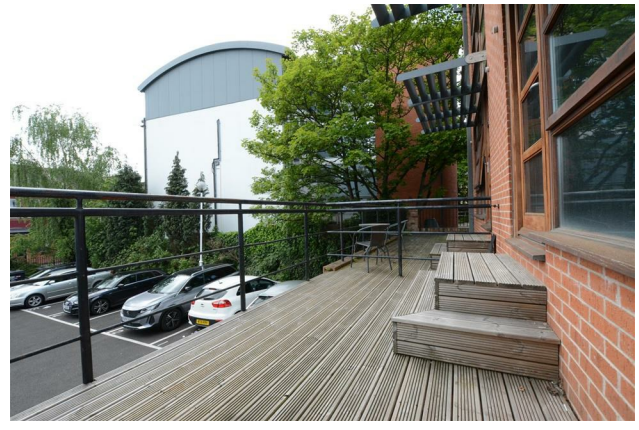
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*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. *

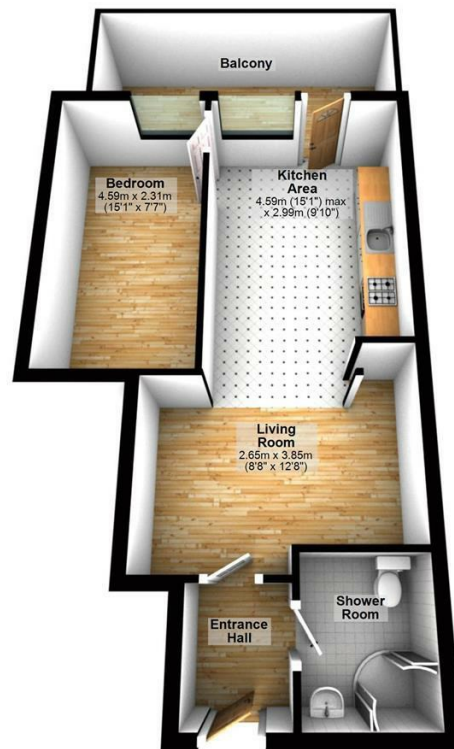
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First Floor





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

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!