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DavidJames
the estate agent

All Saints Street, The Arboretum, Nottingham, NG7 4DP
Guide Price £130,000

About This Property



GUIDE PRICE £130,000 - £140,000. Set in The Arboretum, a stone's throw from Nottingham City Centre, this ground floor flat offers an attractive prospect for first-time buyers or investors. Housed in a converted period building, the property is available immediately with no upward chain. It features one double bedroom and an entrance hall that boasts partially original Minton tiled flooring alongside practical storage cupboards. The lounge is highlighted by a period-style fireplace with a gas fire and beautifully restored floorboards, creating a warm, inviting atmosphere. The kitchen is equipped with white units, timber-effect work surfaces, and comes complete with an integrated oven, hob, and extractor. The bathroom is fitted with a white suite and an electric shower. Modern comforts are ensured with combination gas central heating and UPVC double glazing. Outside, there is a communal garden at the front and an allocated parking space at the rear. Offering a potential rental income of £800 pcm and a gross yield of 7.4%, this property is an excellent investment opportunity or a delightful home for those starting on the property ladder.

- Ground floor flat in a converted period building sold with no upward chain
- One double bedroom
- Entrance hall with part original Minton tiled flooring and storage cupboards
- Lounge with feature period style fireplace with gas fire and stripped and varnished floorboards
- Kitchen with white units and timber effect work surfaces, integrated oven, hob and extractor
- Bathroom/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazing
- Communal garden area to the front elevation
- Allocated parking space to the rear elevation
- Perfect first time buy or investment opportunity with potential rental income of £800 pcm offering a gross yield of 7.4%





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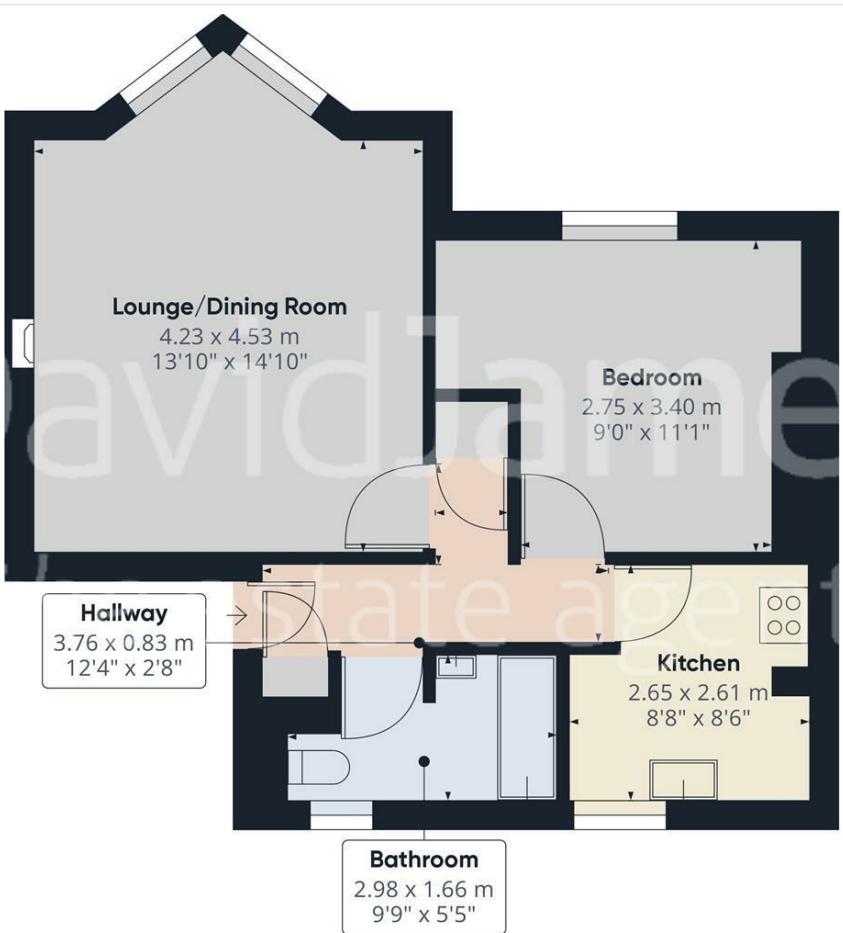
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Approximate total area⁽¹⁾

48.53 m²
522.38 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: A
Nottingham City Council
Leasehold

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