



DavidJames
the estate agent

Carlton Hill, Carlton, Nottingham, NG4 1HW

Guide Price £175,000

About This Property

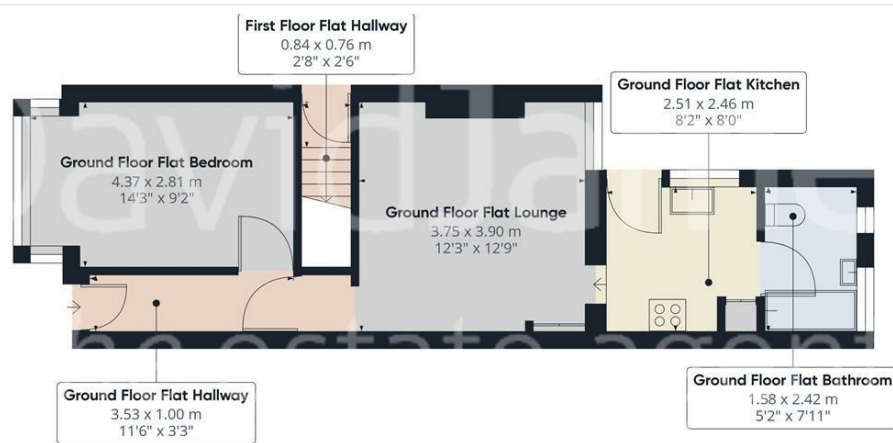
Fantastic investment opportunity in the heart of Carlton Hill! This mid-terraced house presents a chance to acquire two self-contained flats, sold together with the freehold of the building. The ground floor flat offers a comfortable layout with a lounge, bedroom, kitchen, and bathroom, along with the added benefit of a gravelled rear garden area. Meanwhile, the first floor flat boasts a side hallway and stairwell, a lounge, bedroom, kitchen, and bathroom. Both flats are equipped with UPVC double glazing and electric heating. The ground floor flat is currently vacant but recently generated a monthly income of £595, while the first floor flat is rented at £540 per month, with this rent last reviewed in August 2022. This investment boasts a solid 7.8% gross yield, based on a combined rent of £1135 per month. With frequent bus routes to the city centre and a range of shops and amenities nearby, this property is a promising addition to your investment portfolio.



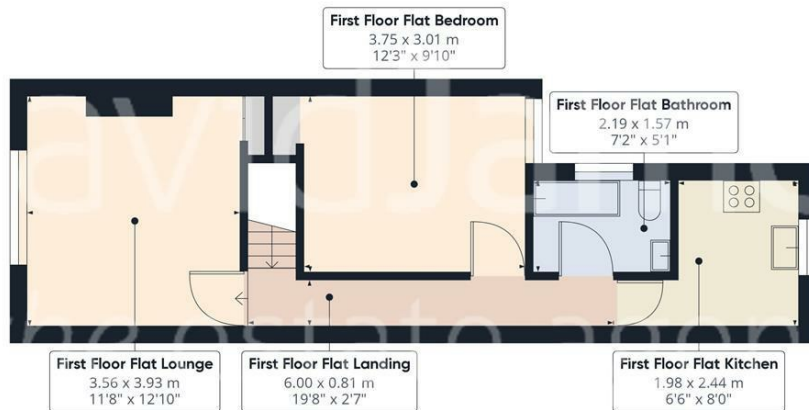
- Investment opportunity
- Two self contained flats within a mid terraced house
- Flats being sold together with Freehold of the building
- Ground floor flat with lounge, bedroom, kitchen and bathroom
- First floor flat with side hallway and stairwell, lounge, bedroom, kitchen and bathroom
- Ground floor flat allocated a gravelled rear garden area
- Both flats with UPVC double glazing and electric heating
- Ground floor flat currently vacant but last let at £595 pcm and first floor flat currently let at £540 pcm (rent last reviewed August 2022)
- 7.8% gross yield based on combined rent of £1135 pcm
- Situated in the heart of Carlton Hill, with frequent bus routes to the city centre and shops and amenities







Floor 0



Floor 1

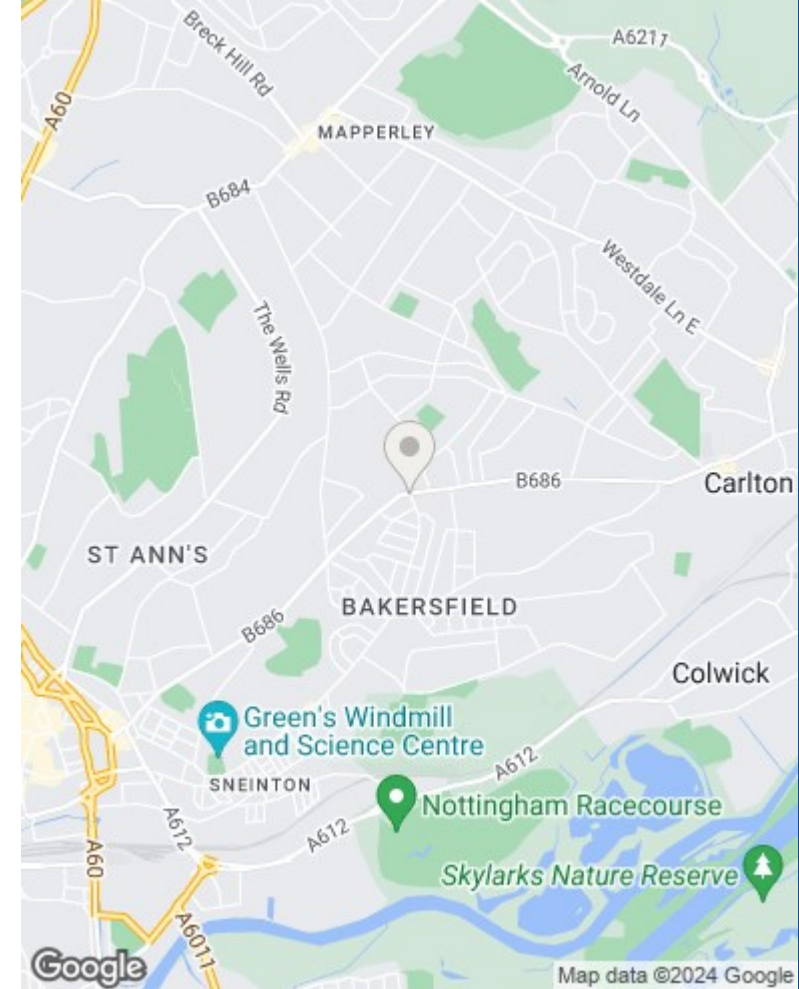


Approximate total area*
85.76 m²
923.07 ft²

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
Gedling Borough Council
Freehold

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