

BELVOIR!

Nottingham Sales
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Park West, Derby Road, Nottingham, NG7 1LU



INVESTMENT OPPORTUNITY! ONGOING TENANCY! This is a modern upper floor apartment in the popular Park West development. It is WELL POSITIONED on the edge of the CITY CENTRE towards the Queens Medical Centre and UNIVERSITY making it ideal for STUDENTS and professionals. The apartment includes an OPEN PLAN lounge/diner/kitchen with appliances, Two GOOD SIZED bedrooms with the larger benefitting of an EN-SUITE AND BALCONY, Both bedrooms benefit from fitted wardrobes and there is an ALLOCATED OFF STREET PARKING space and secure video entry system. We are seeking a new landlord to take over the existing established tenancy. CALL FOR MORE DETAILS

Offers Over £140,000 Leasehold

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Accommodation

- Secure Video Entrance
- Communal Courtyard and Hallway
- Private Hallway
- Open Plan Living/Dining and Kitchen
- Good Sized Bedrooms
- En-suite and Main Bathroom
- Balcony and Parking Space
- Existing Tenancy in place
- Current Rent Approx £850pcm
- 12 Month AST
- Service Charge Approx £1,800pa
- Ground Rent £130pa
- Lease Details 999years from 2004

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	70
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

