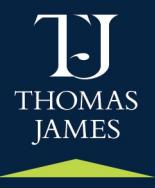




Appt 610, North West, 41 Talbot Street,
Nottingham, NG1 5GY



Appt 610, North West, 41 Talbot Street, Nottingham, NG1 5GY

Situated in the heart of Nottingham city centre, this modern apartment is within easy reach of a wealth of facilities including shops, restaurants and bars, as well as university sites, and local transport links.

Located on the sixth floor of the poplar North West development, the apartment provides accommodation including an entrance hall, an open plan reception/kitchen with views over the city centre, two bedrooms (one with an en-suite shower room), and a bathroom.

Benefiting from electric storage heating and a video entry system, the property has also has an allocated car parking space in the secure underground car park, and access to the onsite pool and gym.

Currently let until June 2023, the property is also being advertised as to let for the next academic year,

An ideal investment purchase. Viewing is recommended.

Guide Price £190,000





Directions

North West is located on Talbot Street, close to its junction with Clarendon Street, Nottingham.

COMMUNAL ACCOMMODATION

Communal Entrance Door

Opens to the:-

Communal Entrance Hall

With lifts and stairs to all floors.

Apartment 610 is located on the sixth floor.

PRIVATE ACCOMMODATION

Entrance Door

Opening to the:-

Entrance Hall

Two storage cupboards, doors into two bedrooms and the bathroom, open access to the:-

Open Plan Reception/Kitchen

Fitted with a range of wall and base units, roll edge work surfaces, sink and drainer unit, built in appliances include a slimline dishwasher, a fridge, a freezer, a microwave oven, and a four ring electric hob with an extractor hood over.

Electric storage heater, video security entry system, ceiling spot lights, French doors with a window to the side, opening to the Juliette style balcony and offering views over Nottingham city centre.

Bedroom One

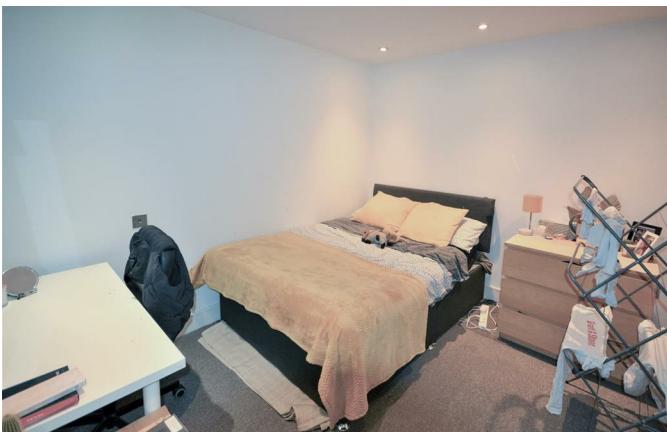
Windows offering views over Nottingham city centre, built in wardrobe space, ceiling spot lights, electric storage heater, access to the:-

En-Suite Shower Room

Fitted with a shower cubicle, a low flush wc, and a vanity wash hand basin.

Bedroom Two

Opaque windows overlooking the entrance hall and open plan reception/kitchen, built in wardrobes with sliding doors, ceiling light point, electric storage heater.



Bathroom

Fitted with a panelled bath with a shower and glazed screen over, and a vanity unit incorporating the wc and wash hand basin.

Cupboard housing the washing machine, and the boiler.

Facilities

The property has one allocated parking space in the secure underground car park on site.

North West enjoys leisure facilities including a pool and a gym.

Currently Let

We are informed the property is let until June 2023, generating a rent of £1300.00pcm.

We understand also that the property is being advertised to let for the next academic year.

Leasehold & Charges

We understand that the property is leasehold, with 999 year lease having commenced in 2007.

We are advised the ground rent is currently charged at £394.00 per year, and there is a service charge of £1500.00 per year.

Council Tax Band

Council Tax Band D. Nottingham City Council.

Amount Payable 2023/2024 £2,411.65

Referral Arrangement Note

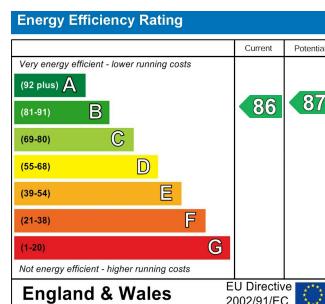
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents
20 High Street, Ruddington,
Nottinghamshire, NG11 6EH

Tel: 0115 984 4660
Email: ruddington@tjea.com
Web: www.tjea.com

Selected as the Best
Independent Agent by the
Relocation Agent Network

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

