



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

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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 popular 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 it's 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

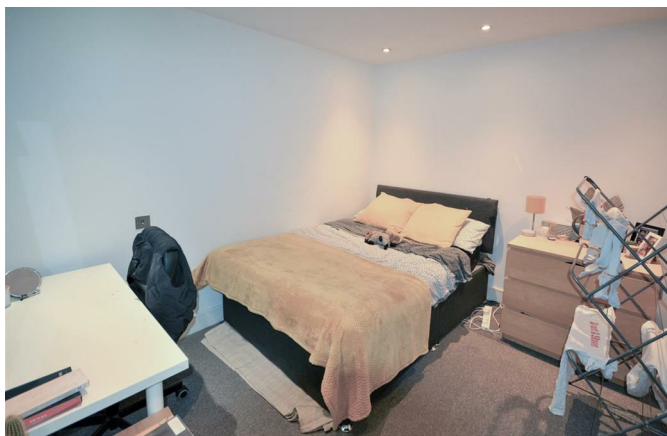
Windows offering views over Nottingham city centre, built in wardrobe space, ceiling spot lights, electric storage heater, access to the:-

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

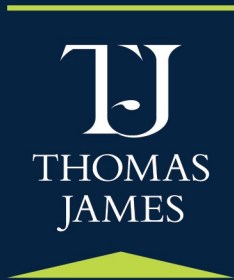
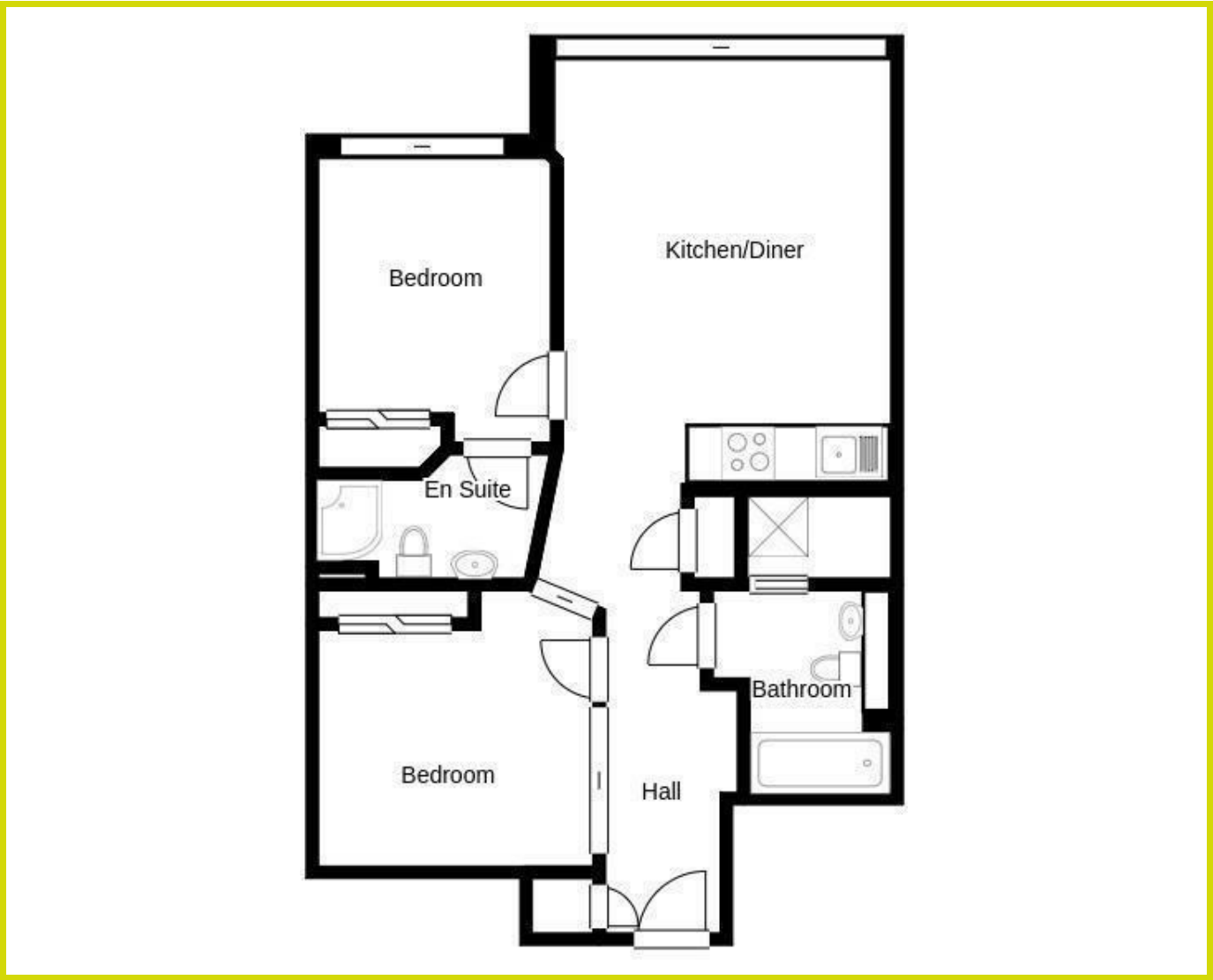
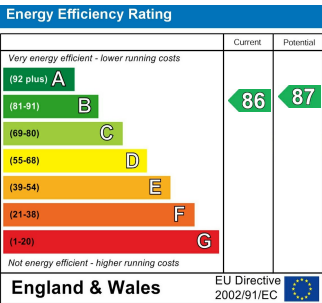
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