



North West Talbot Street,
Nottingham, NG1 5GY

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Located in the heart of Nottingham city centre, this modern fourth floor apartment provides well proportioned accommodation including an entrance hall, an open plan reception area which incorporates the living/dining area and fitted kitchen, plus three bedrooms (the master with an en-suite shower room), and a fitted bathroom.

Benefiting from electric storage heating, the property also has one allocated parking space in the secure underground car park, and the use of leisure facilities including a swimming pool, gym and squash court.

The property is close to a wealth of facilities including shops, bars, restaurants, cinemas, museums and parks, along with the Motorpoint Arena. The property is also within easy reach of excellent local transport links and main road routes.

The property is let for the current academic year until July 2023 and achieving an income of £405 per week.

The property will make an ideal investment opportunity.

Guide Price £245,000





GROUND FLOOR ACCOMMODATION

Communal Entrance Hall

With lift and stair access to the fourth floor.

FOURTH FLOOR ACCOMMODATION

Private Entrance Door

With security spy hole, giving access into the:-

Entrance Hall

Spotlighting, doors leading into:-

Open Plan Kitchen / Living Area

KITCHEN AREA:- Fitted with a range of base and wall units with roll edge work surfaces over, inset sink unit with mixer tap, a range of integrated appliances including a dishwasher, fridge/freezer, built-in electric oven, and built-in four ring electric hob.

LIVING AREA:- French doors opening onto a Juliette style balcony, spotlighting.

Bedroom One

Window to the front elevation, storage cupboard, electric storage heater, built-in sliding door wardrobe, door into:-

En-Suite Shower Room

Fully tiled and fitted with a three piece suite comprising a walk-in shower enclosure with a mains fed shower, a wash hand basin with mixer tap, and a low level flush w/c.

Full length wall mirror, heated towel rail, laminate flooring.

Bathroom

Fitted with a three piece suite comprising a bath with shower attachment and glazed screen over, a wash hand basin, and a low level flush w/c, laminate flooring, heated towel rail, extractor fan.

Built-in storage cupboard (with shelving) housing the water heater and space for washer/dryer,



Bedroom Two

Window to the front elevation, built-in sliding door wardrobe, spotlighting, electric storage heater.

Bedroom Three

Window to the side elevation, built-in sliding door wardrobe, spotlighting, electric storage heater.

PARKING

The property benefits from one allocated parking space within the secure underground car park.

Currently Let

The property is let for the current academic year until July 2024 and achieving £140-145 per person per week. For further information, please contact a Thomas James agent.

LEASEHOLD DETAILS

For further information with regard to the leasehold, ground rent, and service charge, please contact Thomas James Estate Agents.

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.

Council Tax Band

We understand the Council Tax band for this property is D- Nottingham City Council.

Directions

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

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.

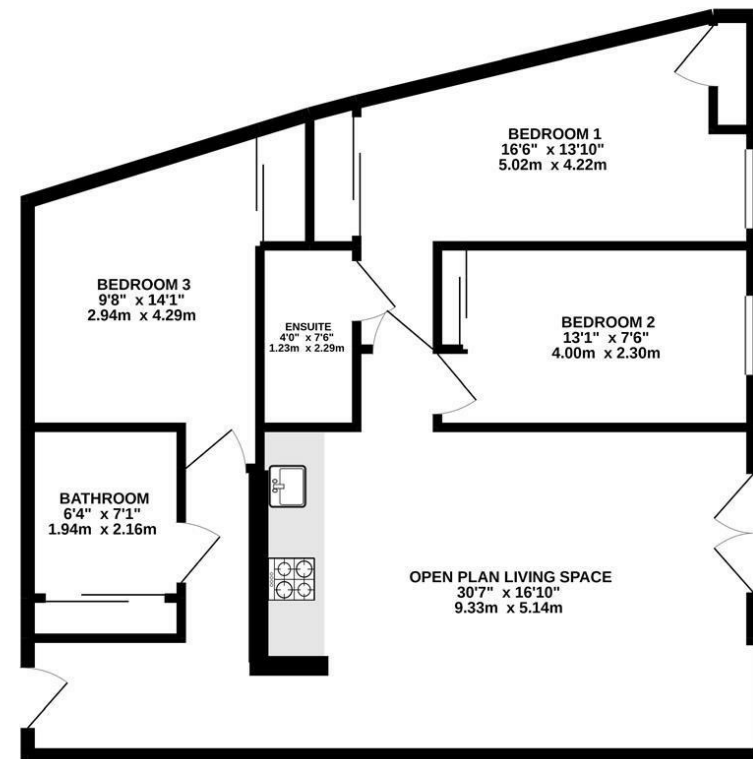
MONEY LAUNDERING

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.

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

GROUND FLOOR
815 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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