

£85,000 Guide Price

Woodborough Road, Nottingham

Flat | 1 Bedroom | 1 Bathroom

## Step Inside

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### Key Features

- Investment opportunity
- Tenanted until May 2025 at £700pcm
- Popular development, 15 minute-walk to city centre
- Gated parking for 1 car included
- EPC rating C
- One bedroom apartment
- Generating a gross yield of 12%
- Open plan lounge and kitchen
- Council Tax band A

## Property Description

Ideal investment opportunity. Tenanted, one bedroom apartment generating a gross yield of 12%

Furnished one double bedroom apartment in this popular development close to the city centre (only 15 minute walk).

This property has an open lounge and kitchen with all appliances, a double bedroom and a spacious shower room with modern suite.

Gated parking included behind electric gates. Additional on-street visitor parking is available.

Viewing highly recommended.

Council Tax band: A

EPC rating: C

Tenure: Leasehold

Lease length: 999 years since 1st June 2005

Service charge currently: £1,800 per annum

Ground rent: £150 per annum.

Please note all figures above have been provided by the seller. We would encourage you to have these verified by your legal adviser.

## Main Particulars

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Telephone: 0115 978 9843



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