



The Pavilion, Russell Road, Nottingham, NG7 6GB
£125,000 Leasehold



The Pavilion, Russell Road

2 Bedrooms, 1 Bathroom

£125,000

- Two Bedroom, Third Floor Apartment
- Spacious Interior
- Ideal Investment Opportunity or First Time Purchase
- Potential Yield Over 10%
- Popular Development
- Allocated Parking Space
- Leasehold

Situated in this popular development affording easy access to the City Centre and NET Tram Network stands this two bedroom, third floor apartment is being offered to the market with no onward chain and makes the perfect first time purchase or buy to let investment with a prospective yield over 10%. The accommodation comprises of an entrance hall leading through to a bright and spacious open plan living/dining/kitchen, two double bedrooms and a fitted bathroom. The apartment also benefits from a gated, allocated parking space.

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | 82 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



ENTRANCE HALL 9' 6" x 8' 2" (2.9m x 2.49m) With wood effect laminate flooring, wall mounted electric panel heater, airing cupboard, intercom system, ceiling light and access to all rooms.

OPEN PLAN LIVING/KITCHEN 20' 7" x 13' 0" (6.27m x 3.96m) A spacious open plan room comprising of a living/dining area with uPVC double glazed window to the front aspect, wood effect laminate flooring, two wall mounted electric panel heaters and two ceiling lights. The fitted kitchen has a range of wall and base units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, hob and extractor over, with stainless steel splashback, integrated fridge with icebox, washing machine, wood effect laminate flooring and fitted ceiling spotlights.

MASTER BEDROOM 14' 4" x 9' 3" (4.37m x 2.82m) With two uPVC double glazed windows to the front elevation, fitted carpet, wall mounted electric panel heater and ceiling light.

BEDROOM TWO 10' 8" x 8' 2" (3.25m x 2.49m) With a uPVC double glazed window to the front elevation, fitted carpet, wall mounted electric panel heater, TV aerial point and ceiling light.

BATHROOM Comprising of a bath with chrome taps, shower cubicle with mains fitted mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, heated towel rail and fitted ceiling spotlights.

EXTERNAL With an allocated, gated parking space.

LEASE INFORMATION Remaining Lease Length: 979 Years

Ground Rent: £125.00

Approximate Annual Service Charge: £1,622.00







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