



**212 Marco Island, Huntingdon Street, Nottingham, NG1 1AP**

Guide Price £90,000-£100,000 Leasehold

  
**MARTIN&CO**

## Marco Island, Huntingdon Street

1 Bedroom, 1 Bathroom

Guide Price £90,000-£100,000

- One Bedroom 2nd Floor Apartment
- Living Area With Juliet Balcony
- Centrally Located Development
- Onsite Concierge Service
- Ideal BTL
- Approx. 8.6% Yield

GUIDE PRICE £90,000-£100,000. Situated on the second floor of this popular, centrally located development this one bedroom apartment features an open plan living area with Juliet Balcony, double bedroom and bathroom. Making an ideal investment with an approx. 8.6% yield, early viewing is strongly recommended.



**HALLWAY** With wood effect laminate flooring, airing cupboard and opening out into the bedroom and living areas.

**OPEN PLAN LIVING/DINING/KITCHEN** 15' x 14' 2" (4.57m x 4.32m) Comprising of a living area with a Juliet Balcony, wall mounted electric panel heater, ceiling light and wood effect laminate flooring. The fitted kitchen offers a range of high and low level units with a rolled edge laminate worktop over with upstand, stainless steel sink and drainer. There is an integrated washing machine, dishwasher, electric oven, hob and extractor hood over, free standing fridge/freezer and intercom system.

**BEDROOM** 9' x 8' 4" (2.74m x 2.54m) The bedroom area has wood effect laminate flooring, wall mounted electric panel heater and ceiling light.

**BATHROOM** The bathroom offers a three piece suite comprising of a bath with chrome mixer taps and mains fitted shower over, low flush w.c, pedestal basin,

heated towel rail, part wall tiling, vinyl flooring and ceiling light.

**NOTES** Situated within this popular and centrally located development the property benefits from an onsite concierge service, lift access and intercom system. The property makes an ideal investment opportunity with tenants currently in situ generating approximately an 8.5% yield but can be sold with vacant possession if required

**LEASE INFORMATION** Remaining Lease Length: 133 Years  
Ground Rent: £322 per annum  
Estimated Service Charge: Approximately £1,250 per annum



GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 444 sq.ft. (41.3 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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