



**Adams Walk, One Fletcher Gate, Nottingham, NG1 1QP**  
£195,000 Leasehold



# Adams Walk, One Fletcher Gate

2 Bedrooms, 2 Bathroom

£195,000

- Two Bedroom Second Floor Apartment
- Ideal Investment Opportunity
- Potential 7.7% Yield
- Allocated, Gated Parking
- Central Location
- Concierge Service
- Master Bedroom With En-Suite & Fitted Wardrobe

\*\*\*ATTENTION INVESTORS\*\*\* Situated in this sought after, centrally located development with concierge service, this two bedroom second floor apartment makes an ideal investment opportunity. With a potential gross yield of approx. 7.7%, the property briefly comprises of a hallway, utility cupboard, spacious open plan living/dining/kitchen, two double bedrooms (master with en-suite and fitted wardrobe) and a further bathroom. The apartment benefits from an allocated parking space which is excluded from the letting adding potential for further income or a for personal use. Early viewing is strongly recommended.



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** With wooden flooring, wall mounted electric panel heater, airing cupboard housing the hot water cylinder and washer/dryer and fitted ceiling spotlights.

**OPEN PLAN LIVING/KITCHEN/DINER** 24' 7" max x 15' 7" max (7.49m x 4.75m) The bright and spacious living/dining area has wooden flooring, a double glazed window to the front elevation, two wall mounted electric panel heaters, double doors to bedroom two and fitted ceiling spotlights. The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink, integrated electric oven, inset hob with extractor over, fridge/freezer, integrated slimline dishwasher, wooden flooring and fitted ceiling spotlights.

**MASTER BEDROOM** 18' 9" max x 10' 4" max (5.72m x 3.15m) With a fitted carpet, fitted wardrobe, wall mounted electric panel heater, double glazed window to the front elevation and fitted ceiling spotlights.

**EN-SUITE** Comprising of a shower enclosure with a

mains fitted mixer bar shower, low flush w.c. and wash hand basin vanity unit, ceramic tiled flooring, chrome heated towel rail and fitted ceiling spotlights.

**BEDROOM TWO** 14' 2" max x 9' 1" (4.32m x 2.77m) With a fitted carpet, double glazed window to the front elevation, wall mounted electric panel heater, double doors to the lounge/diner and fitted ceiling spotlights.

**BATHROOM** With a fitted suite comprising of a panelled bath with chrome mixer taps and shower over, low flush w.c. and wash hand basin vanity unit, ceramic tiled flooring, chrome heated towel rail and fitted ceiling spotlights.

**EXTERNAL** The property benefits from a gated, allocated parking space.

**LEASE INFORMATION** Remaining Lease Length:  
Annual Ground Rent:  
Estimated Annual Service Charge:





SECOND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 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.  
Made with Metropix 12/2023

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