



Century Court, North Sherwood Street, Nottingham, NG1 4EW

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



Century Court, North Sherwood Street

1 Bedroom, 1 Bathroom

Guide Price £90,000-£100,000

- One Bedroom Ground Floor Apartment
- Investment Opportunity
- Tenants In Situ
- Approx. 10% Yield
- City Centre Location
- Gated Parking Space
- Leasehold

*****ATTENTION INVESTORS***** One bedroom ground floor apartment situated on the edge of the City Centre generating an approximate 10% yield. The apartment, which benefits from an allocated parking space, briefly comprises of an entrance hall, spacious open plan lounge/diner, fitted kitchen, well proportioned double bedroom and bathroom. With tenants in situ until September 2025 the property makes for an ideal, ready made investment opportunity.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY With wood effect vinyl flooring, wall mounted radiator, intercom system, storage cupboard and ceiling light.

LOUNGE/DINER 18' 2" x 11' 3" (5.54m x 3.43m) With a fitted carpet, two windows to the rear elevation, wall mounted radiator and two ceiling lights.

KITCHEN 14' 2" x 6' 4" (4.32m x 1.93m) With a range of fitted wall and base units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset hob with extractor hood over, washing machine plumbing, vinyl floor covering, wall mounted radiator, window to the front elevation and ceiling light.

BEDROOM 14' 1" x 10' (4.29m x 3.05m) With a fitted carpet, two windows to the front and side elevations, wall mounted radiator and ceiling light.

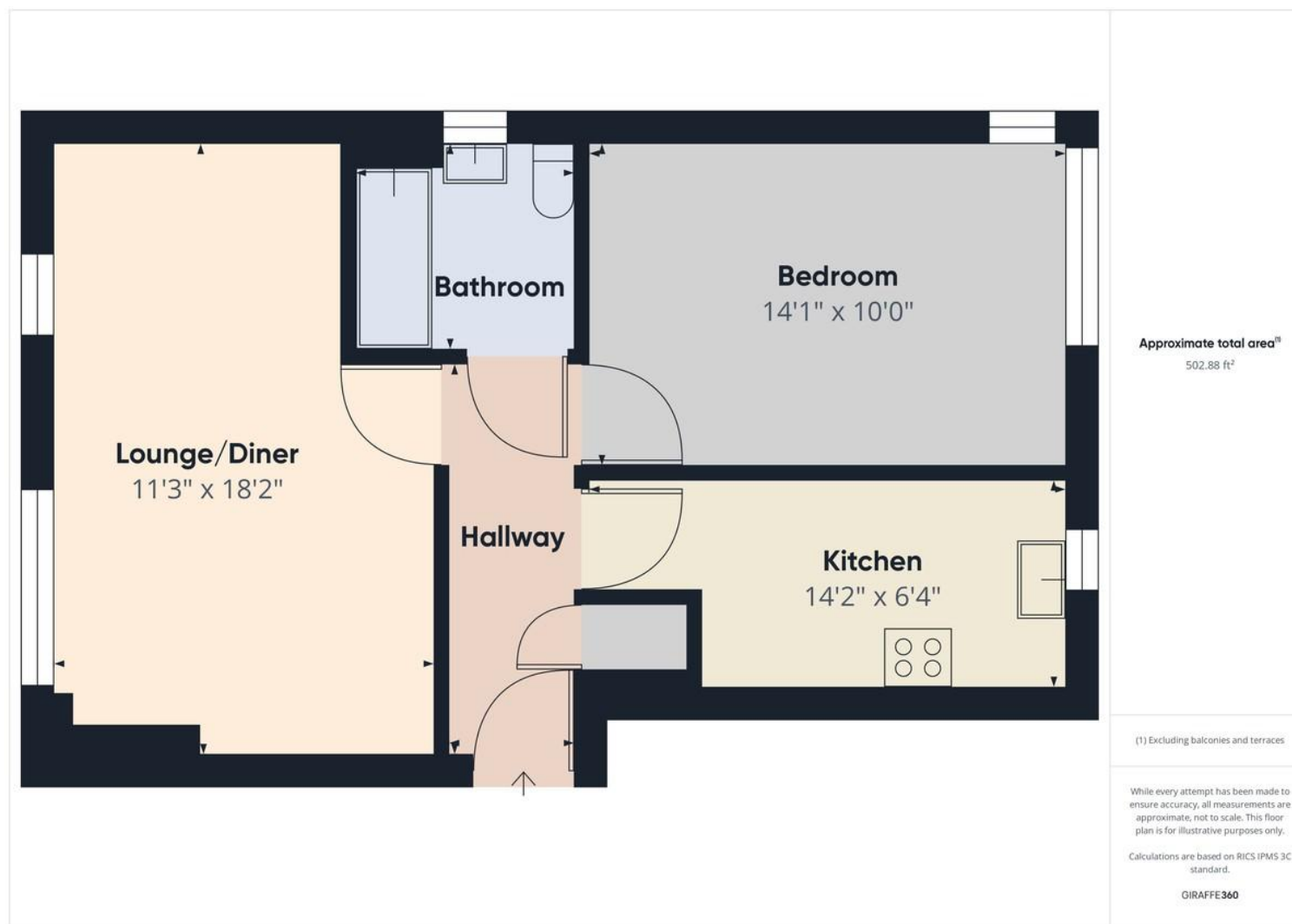
BATHROOM Comprising of a panelled bath with an

electric shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, part wall tiling, opaque window to the side elevation and ceiling light.

EXTERNAL The property has a gated parking space.







Martin & Co Nottingham City

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ
T: 0115 8533230 • E: nottingham@martinco.com

0115 8533230

<http://www.martinco.com>



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