

The Litmus Building, Huntingdon Street, NG1 3NX £130,000 Leasehold



The Litmus Building, Huntingdon

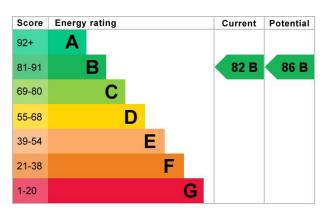
Street

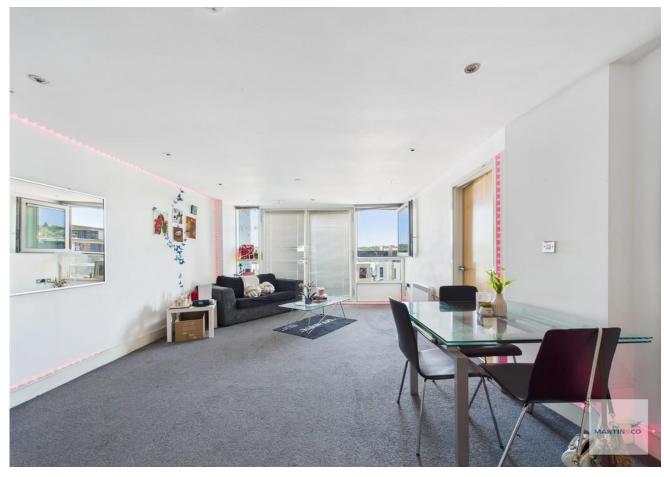
2 Bedrooms, 2 Bathroom

£130,000

- Two Bedroom Sixth Floor Apartment
- Investment Opportunity
- 13% Yield
- Tenants In Situ
- Popular Development
- Onsite Leisure Complex
- Onsite Concierge

CASH BUYERS ONLY ATTENTION INVESTORS **** Situated in the sixth floor of this popular development, this two bedroom apartment has tenants in situ generating an impressive 13% yield. The property briefly comprises of a large open plan living/dining/kitchen, two double bedrooms (both with fitted wardrobes and the master benefitting from an en-suite) alongside a main bathroom. The property also benefits from a Juliet balcony an allocated parking space.









OPEN PLAN LIVING/DINING/KITCHEN 27' 1" x 12'

10" (8.25m x 3.91m) The entrance hallway has fitted carpet, airing cupboard, intercom system and fitted ceiling spotlights. The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink, integrated fridge with icebox, half sized dishwasher, vinyl floor covering and fitted ceiling spotlights. The lounge/dining area has double glazed windows and Juliet balcony, fitted carpet, two wall mounted electric heaters and fitted ceiling spotlights.

MASTER BEDROOM 11' 8" x 8' 11" (3.56m x 2.72m) With fitted carpet, double glazed window to the rear elevation, fitted wardrobe with sliding mirrored doors, wall mounted electric heater and fitted ceiling spotlights.

EN-SUITE With a shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, chrome

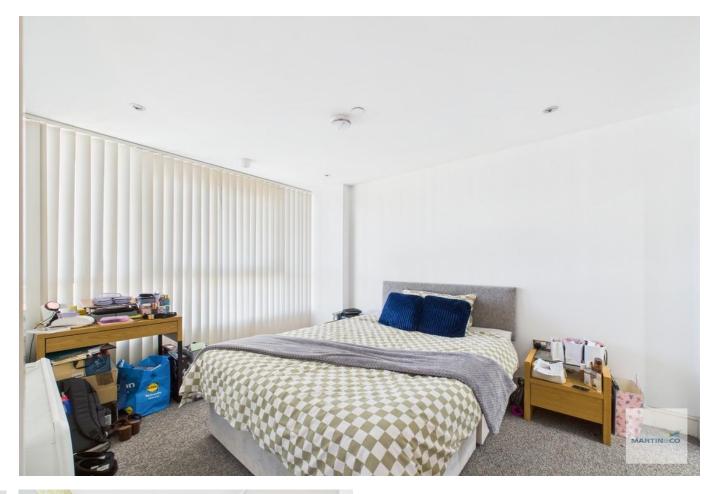
heated towel rail and fitted ceiling spotlights.

BEDROOM TWO 11' 8" x 9' 9" (3.56m x 2.97m) With a fitted carpet, fitted wardrobe with sliding mirrored doors, internal frosted glass window, wall mounted electric heater and fitted ceiling spotlights.

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

EXTERNAL The property benefits from an allocated parking space.











Martin & Co Nottingham City

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

0115 8533230

MARTIN&CO

http://www.martinco.com

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any appratus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

