



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.







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