



Marco Island, Huntingdon Street, Nottingham, NG1 1AP
£95,000 Leasehold



Marco Island, Huntingdon Street

1 Bedroom, 1 Bathroom

£95,000

- One Bedroom Flat
- Ideal FTB or BTL
- 10.2% Yield
- Concierge Service
- Central Location
- Well Presented Throughout
- Council Tax Band B

Situated in this popular and centrally located development, this third floor one bedroom apartment offers a light and bright interior and makes for an ideal investment opportunity or buy to let investment. The property benefits from an onsite concierge service, lift access and is being offered to the market with no onward chain.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY 16' 11" x 5' 5" (5.16m x 1.65m) Large hallway which can provide space for additional storage or study area with wood effect flooring, airing cupboard, ceiling light and opening out into the bedroom and living areas.

OPEN PLAN LIVING/DINING/KITCHEN 14' 2" x 13' 9" (4.32m x 4.19m) The open plan living/dining area has wood effect laminate flooring, a large uPVC double glazed window and wall mounted electric panel heater. The fitted kitchen offers a range of fitted high and low level units with a rolled edge laminate worktop over with upstand incorporating a stainless steel sink and drainer, integrated fridge with ice box, washing machine, dishwasher, electric oven, hob and extractor hood over and intercom system and ceiling light.

BEDROOM 9' 0" x 8' 4" (2.74m x 2.54m) Double bedroom area with wood effect laminate flooring, wall mounted electric panel heater and ceiling light.

BATHROOM 7' 3" x 6' 10" (2.21m x 2.08m) With a

three piece fitted 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 covering and ceiling light.

NOTES Situated within this popular development the property benefits from an onsite concierge service, lift access and intercom system. The property makes an ideal FTB or investment opportunity as there are tenants in situ generating an 10.2% yield and it is also being sold with no onward chain.





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