



Loughborough Road, West Bridgford, Nottingham, NG2 7JE
£600,000 Freehold


MARTIN&CO

Loughborough Road, West Bridgford

5 Bedrooms, 4 Bathroom

£600,000

- Ready Made Investment Opportunity
- Four Self Contained Flats
- £38,000 Per Annum Income
- All Currently Let
- Residents Car Park
- Sought After Location
- Modern & Well Presented Finishes

A rare opportunity to acquire this attractive investment opportunity comprising of four self contained flats affording a sought after location in West Bridgford. With all units currently let the property generates an income of approx. £38,400 per annum presenting a 6.4% yield. All offered to a modern and well presented standard throughout the property has an excellent track record of letting and also offers additional rental income potential. Early viewing is



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		

strongly recommended.

The property comprises of four self contained flats, three one bedroom and one two bedroom duplex apartment. All properties have undergone a programme of renovation over recent years - including aspects like contemporary grey gloss kitchens and four piece bathroom suites - ensuring that there is a modern, neutral and well presented finish throughout. This has also ensured that each flat has an excellent record of letting and all properties are currently let out and occupied.

The site is situated within West Bridgford a sought after location which has an array of local amenities and easy access to Nottingham City Centre and the A52. There is residents parking with spaces to both the front and rear of the property.

The current rent achieved stands at £38,400 per annum with scope to increase the rents further generating an even higher rental income and overall

improved return on investment.

Please refer to the floorplan for the individual flat layout's and dimensions.

Early viewing is strongly recommended to appreciate the opportunity available.









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