



**The Zone, Cranbrook Street, Nottingham, NG1 1EJ**  
Guide Price £100,000-£110,000 Leasehold



# The Zone, Cranbrook Street

1 Bedroom, 1 Bathroom

Guide Price £100,000-£110,000

- One Bedroom Apartment
- Ready Made Investment
- 9.4% Yield
- Extended Lease - 165 Years
- Open Plan Living
- Centrally Located Development
- 

\*\*\*EXTENDED LEASE\*\*\* ATTENTION INVESTORS\*\*\*

Situated in a centrally located development, this one bedroom apartment is being offered with tenants in situ as a ready made investment opportunity. Currently generating a yield of approx. 9.4% the accommodation comprises of an entrance hall, open plan living/dining/kitchen with Juliet Balcony, double bedroom and a fitted bathroom.



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

HALLWAY 10' 2" x 3' 7" (3.1m x 1.09m) With wood effect laminate flooring, wall mounted radiator, intercom system, airing cupboard and fitted ceiling spotlights.

chrome mixer tap and a shower attachment over, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling and fitted ceiling spotlights.

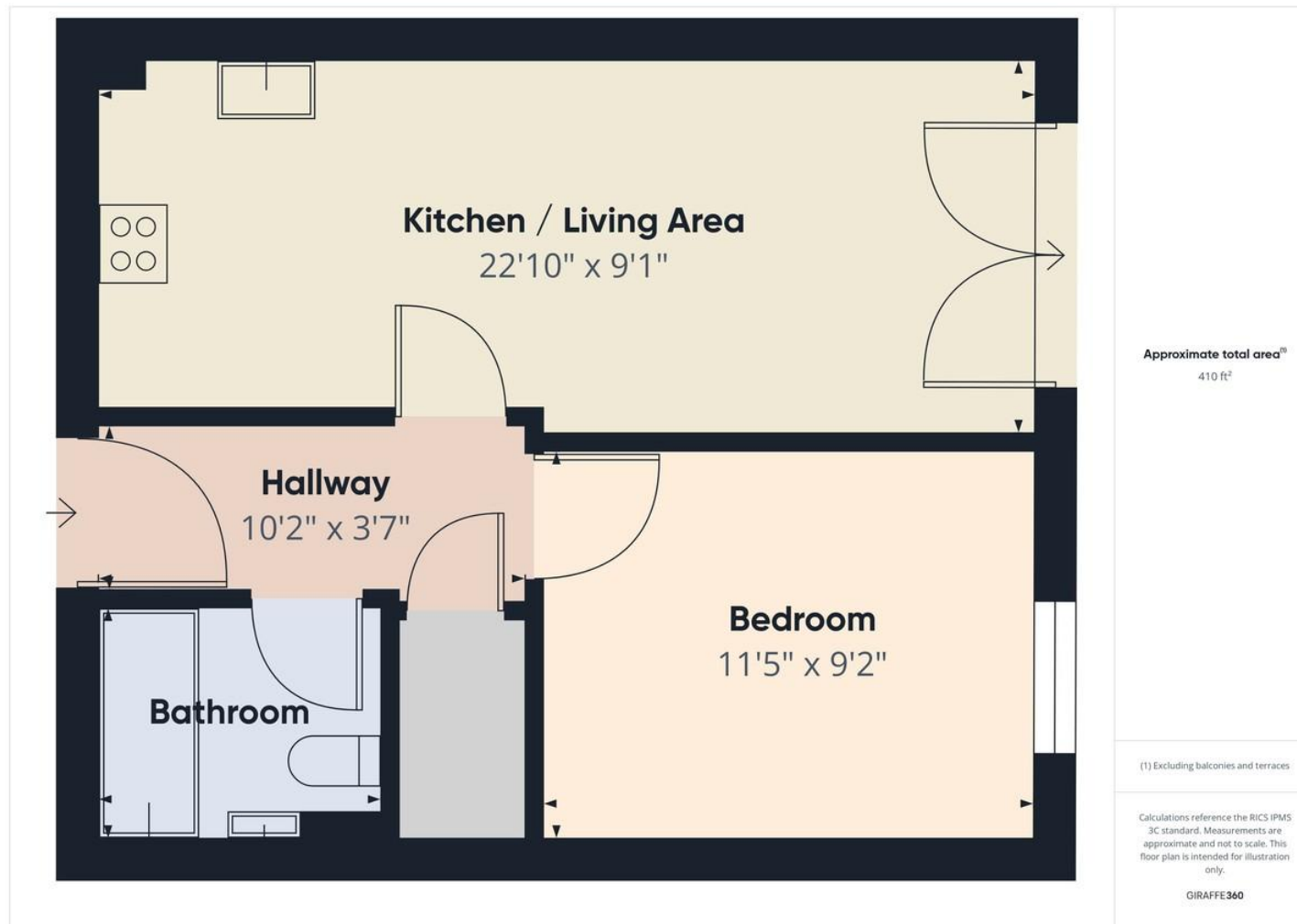
OPEN PLAN LIVING/DINING/KITCHEN 22' 10" x 9' 1" (6.96m x 2.77m) The living/dining area has wood effect laminate flooring, uPVC double glazed Juliet balcony, wall mounted radiator and two ceiling lights. The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over and stainless steel splashback, integrated fridge and washing machine, wood effect laminate flooring and fitted ceiling spotlights.

BEDROOM 11' 5" x 9' 2" (3.48m x 2.79m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with a







## 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>



**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 apparatus, 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.