



Crusader House, Thurland Street, NG1 3BT

Guide Price £100,000-£110,000 Leasehold



Crusader House, Thurland Street

1 Bedroom, 1 Bathroom

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- One Bedroom First Floor Apartment
- Ready Made Investment
- Tenants In Situ
- Approx. 11.2% Yield
- Open Plan Living
- Modern Finish Throughout
- Centrally Located Development

GUIDE PRICE £100,000-£110,000. ***ATTENTION INVESTORS*** One Bedroom First Floor Apartment With Tenants In Situ Generating An Approx. 11.2% Yield - Modern Finish Throughout - Centrally Located Development - VIEWING RECOMMENDED!***



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	70 C
39-54	E		



HALLWAY 14' 11" x 3' 5" (4.55m x 1.04m) With wood effect laminate flooring, airing cupboard, intercom system and fitted ceiling spotlights.

shower over, low flush w.c., pedestal wash hand basin, wood effect laminate flooring, part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

OPEN PLAN LIVING/DINING/KITCHEN 15' 5" x 15' (4.7m x 4.57m) With a fitted kitchen comprising a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer and breakfast bar seating and upstand, integrated electric oven, inset hob with extractor hood over, integrated fridge with ice box, washing machine, wood effect laminate flooring and fitted ceiling spotlights. The living/dining area has wood effect laminate flooring, two large double glazed windows, two wall mounted radiators and fitted ceiling spotlights.

BEDROOM 9' 2" x 9' 1" (2.79m x 2.77m) With wood effect laminate flooring, fitted wardrobe, wall mounted radiator and fitted ceiling spotlights.

BATHROOM Comprising of a p-shaped panelled bath with chrome mixer tap and a mains fed mixer bar







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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.