



Marco Island, Huntingdon Street, NG1 1AW
£180,000 Leasehold


MARTIN&CO

Marco Island, Huntingdon Street

2 Bedrooms, 2 Bathroom

£180,000

- Two Bedroom Penthouse Apartment
- Private Terrace With Expansive Skyline Views
- High Quality Finish Throughout
- Ready Made Investment Opportunity
- Approx 10.9% Yield
- Allocated Parking Space
- Key Access, Penthouse Only Lift

ATTENTION INVESTORS Immaculately presented throughout this two bedroom, tenth floor penthouse apartment affords spectacular views across the City Centre skyline and beyond from it's private terrace. The apartment - accessed via a key access, penthouse only lift - is finished to a high standard throughout and briefly comprises of an entrance hall leading to a spacious open plan living/dining/kitchen complete with appliances, master



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

bedroom with fitted wardrobe an en-suite shower room, second double bedroom with fitted wardrobe and a contemporary bathroom. The property also benefits from an allocated parking space and generates an approx. 10.9% yield. Early viewing is strongly recommended.

HALLWAY 13' 11" x 5' 4" (4.24m x 1.63m) With wood effect flooring, airing cupboard, intercom system and fitted ceiling spotlights.

OPEN PLAN LIVING/DINING/KITCHEN 25' 10" x 9' 5" (7.87m x 2.87m) The living/dining area has wood effect flooring, wall mounted electric heater, double glazed windows and French doors to the balcony, ceiling light and fitted ceiling spotlights. The kitchen has a range of high and low level units with a rolled edge worktop over with upstand informing a stainless steel sink and drainer, integrated electric oven, hob and extractor over, fridge, freezer, washer/dryer and slimline dishwasher, wood effect flooring and fitted ceiling spotlights.

MASTER BEDROOM 16' 1" x 8' 11" (4.9m x 2.72m) With fitted carpet, double glazed windows and French doors to the balcony, fitted wardrobe with sliding mirrored doors, wall mounted electric heater and fitted ceiling spotlights.

EN-SUITE Composing of a shower enclosure with a mains fed mixer bar shower, low flush w.c., half pedestal wash hand basin, floor and wall tiling, chrome heated towel rail and fitted ceiling spotlights.

BEDROOM TWO 11' 9" x 8' 11" (3.58m x 2.72m) With fitted carpet, double glazed windows, fitted wardrobe with sliding mirrored doors, wall mounted electric heater and fitted ceiling spotlights.

BATHROOM Composing of a bath with a mains fed mixer bar shower, low flush w.c., half pedestal wash hand basin, floor and wall tiling, chrome heated towel rail and fitted ceiling spotlights.

EXTERNAL The property enjoys a private, decked terrace with glass balustrade and affords superb views across the City Centre skyline and beyond. There is also a parking space included.

AGENTS NOTE The property is being sold with tenants in situ generating an approx 10.9% gross yield.

The development is currently undergoing intrusive surveys in relation to the external cladding. To this end there is not currently a satisfactory EWS1 certificate and it is therefore recommend to cash buyers only or those who are able to obtain financing under these circumstances.









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