



Holden Court,  
Radford, Nottingham  
NG7 3GL

**£92,500 Leasehold**





**\*\*CASH BUYER\*\*BTL INVESTMENT\*\*NO CHAIN\*\*CLOSE TO NOTTINGHAM CITY CENTRE\*\***

Robert Ellis are pleased to offer to the market this **THIRD FLOOR TWO DOUBLE BEDROOM** apartment with a balcony overlooking **NOTTINGHAM!**

The property is situated within close proximity to Ilkeston Road, Derby Road and Alferton Road, where you will find a range of shops, restaurants and good transport links such as busses and tram routes. Holden Court is also located within a short bus/car journey to Nottingham City Centre!

In brief the property comprises of spacious lounge, two double bedrooms, kitchen and bathroom.

This property would suit a **CASH BUYER** or **BTL INVESTOR** looking for a fantastic yield.

This property must be viewed to appreciate the accommodation on offer, please give the Arnold Branch a call on 0115 6485485!



### Communal Entrance Hallway:

Secure entry door and metre cabinet with modern composite door and modern double glazed door, Leading to:

### Inner Entrance Hallway

19'10 x 3'3 approx (6.05m x 0.99m approx)

Communal entrance system, storage cabinet, ceiling light point, wall mounted radiator, panelled doors leading off to:

### Living Room

12'9 x 16'2 approx (3.89m x 4.93m approx)

Ceiling light point, wall mounted double radiator, UPVC double glazed windows to the front elevation with double glazed door with access to balcony to appreciate views over Nottingham

### Dining Kitchen

7'10 x 12'4 approx (2.39m x 3.76m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, range of matching wall and base units, incorporating laminate work surfaces above, stainless steel sink with hot and cold mixer tap over, tiled splashbacks space for breakfast tables, plumbing space for automatic washing machine, space and point for free standing gas cooker, plumbing pace for a fridge freezer, airing cupboard housing Baxi Combi Boiler.

### Hallway / Storage

Hallway with located storage cupboard

### Bedroom One

12'7 x 12'3 approx (3.84m x 3.73m approx)

UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point

### Bedroom Two

9'2 x 12'2 approx (2.79m x 3.71m approx)

UPVC double glazed windows to the rear elevation, wall mounted radiator, ceiling light point.

### Family Bathroom

8'11 x 6'8 approx (2.72m x 2.03m approx)

UPVC double glazed window to the rear elevation and 3 piece suite comprising pedestal hand wash basin, low level

flush WC, panel bath with electric shower over, tiled splashback, wall mounted radiator and ceiling light point.

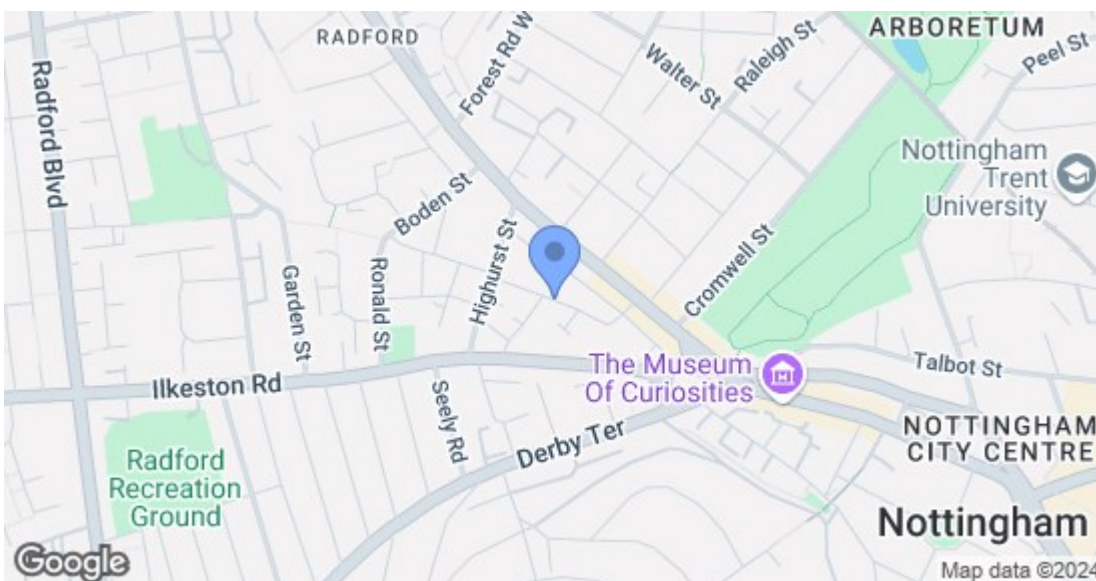
### Council Tax

Nottingham City Council Band A

### Agents Note

The Service Charge is £69.79 per Month and Ground Rent is £10 per Annum





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.