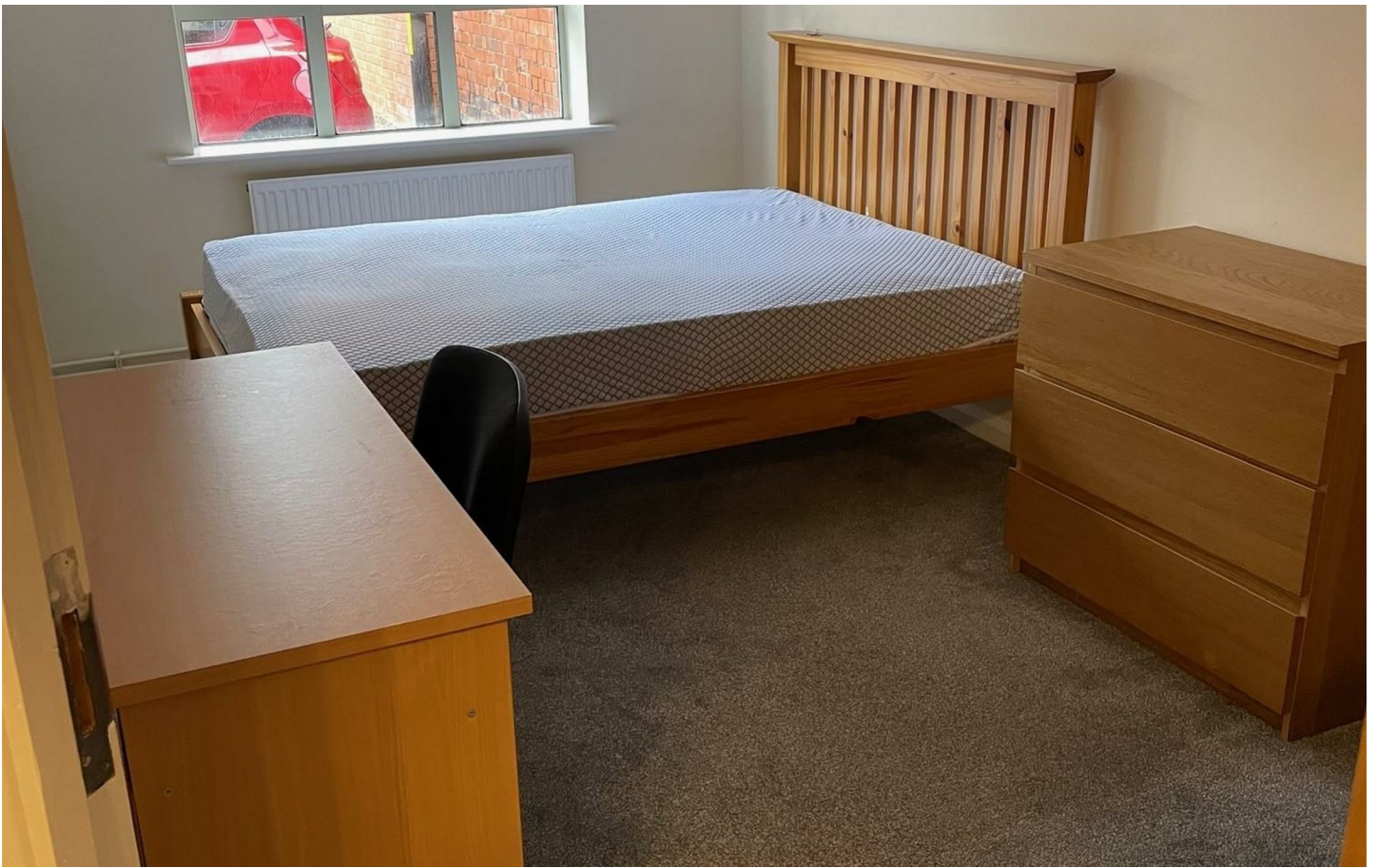


Royal Victoria Court,  
Gamble Street, Nottingham  
NG7 4ET

**£140,000 Leasehold**





A ground floor, two-bedroom apartment sold with sitting tenants until July 2025.

Situated just a short walk to Nottingham City Centre and Alfreton Road, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

Generating a rental income of £15,072 per annum, this would be considered an ideal opportunity for any purchaser looking to add to an investment portfolio.

In brief the internal accommodation comprises; An entrance hall, open plan living and kitchen, two double bedrooms and bathroom.

Outside is a secure gated entrance with one allocated parking space.

With the additional benefit of a long lease this property is well worthy of an early internal viewing.



### Entrance Hall

Carpeted entrance hall, with access through to the living room, two bedrooms and bathroom.

### Open Living Room and Kitchen

#### Kitchen Area

A range of wall and base units with work surfacing over, sink with drainer and mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted boiler, laminate flooring and two UPVC double glazed windows.

#### Living Space

Laminate flooring, two radiators and UPVC double glazed windows.

#### Bedroom One

Carpeted room, with radiator and UPVC double glazed window.

#### Bedroom Two

Carpeted room, with radiator and UPVC double glazed window.

#### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower above, part tiled walls and radiator.

#### Outside

Outside the building is an allocated parking space.

### Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

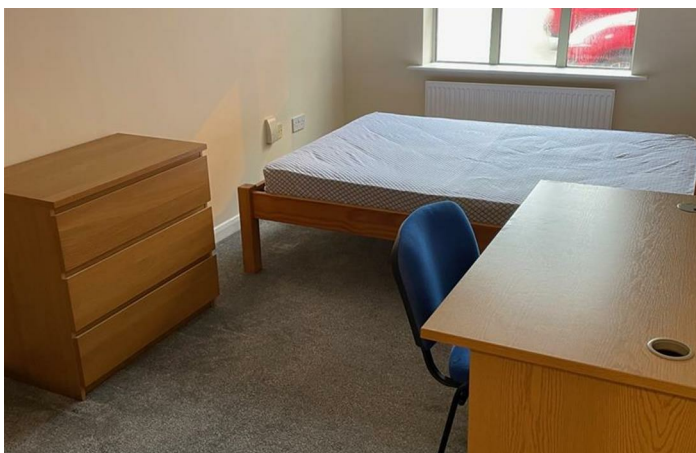
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

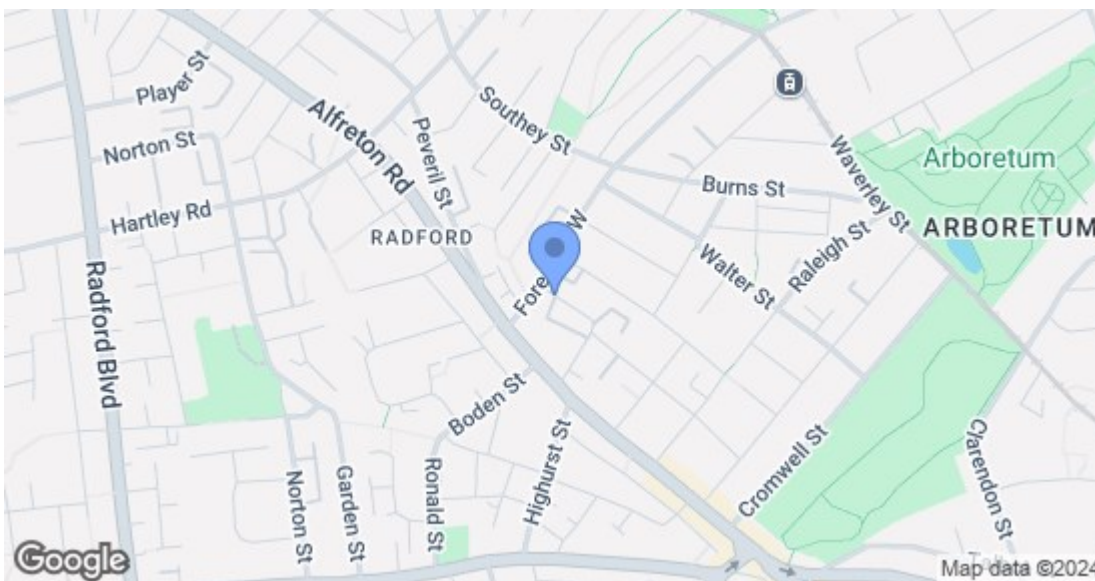
Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(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	

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