Robert Ellis

look no further. . .







Maid Marian House.
Maid Marian Way, Nottingham NG1 6BB

CITY CENTRE STUDIO APARTMENT, NO UPWARD CHAIN

Guide Price £35,000 Leasehold

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** GUIDE PRICE £35,000-45,000 **

Robert Ellis Estate Agents are pleased to bring to the market this studio apartment situated within the popular Maid Marian House development in the heart of Nottingham city centre.

Offering compact, low-maintenance accommodation in an extremely convenient central location, the property represents an excellent opportunity for investors looking to acquire a city centre apartment with strong rental appeal, particularly amongst students and young professionals.

The accommodation comprises an open-plan studio living and sleeping area with double glazed and secondary glazed windows to the front, LVT flooring, wall-mounted heating and space for bedroom furniture.

Incorporated within the main studio is a modern contemporary kitchenette, fitted with a range of units and incorporating a ceramic hob, integrated microwave, stainless steel sink with mixer tap, tiled splashbacks and extractor, together with space and provision for a freestanding fridge freezer.

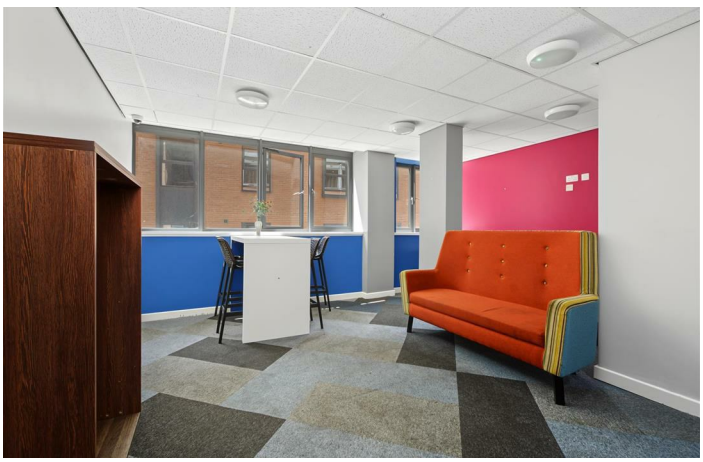
There is also a separate shower room comprising a low flush WC, semi-recessed vanity wash hand basin with storage beneath and shower enclosure with mains-fed shower, complemented by tiled splashbacks and an extractor fan.

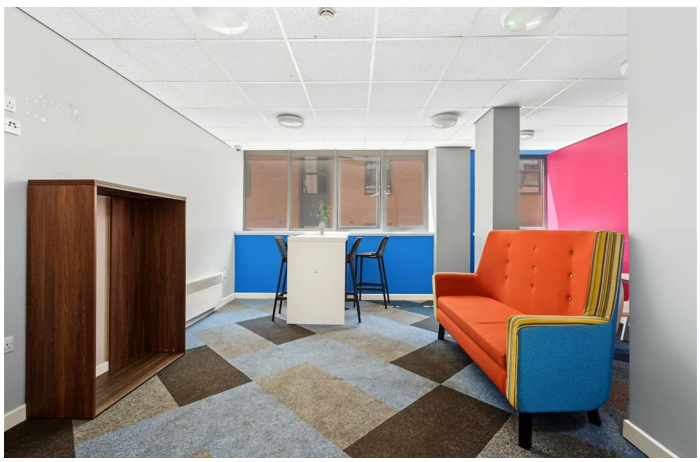
A particular attraction of Maid Marian House is the range of facilities available to residents, which include an on-site gym, communal residents' lounge and concierge service, helping to make the development an appealing option for those wanting convenient city centre living. The development also benefits from no ground rent being payable.

The property occupies a prime position on Maid Marian Way, within easy reach of the extensive shops, bars, restaurants and leisure facilities Nottingham city centre has to offer. Nottingham Trent University is also conveniently located nearby, further enhancing the property's appeal to the rental and student market.

For investors, the combination of an affordable purchase price, central location, resident facilities and established rental demand makes this an attractive addition to a buy-to-let portfolio.

An early viewing is highly recommended to appreciate the location, accommodation and investment potential this city centre studio apartment has to offer.

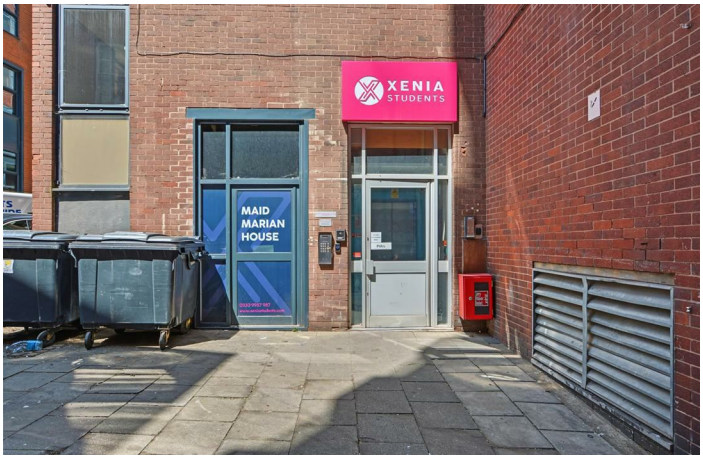




Studio
13'3 x 8'4 approx (4.04m x 2.54m approx)
Double glazed and secondary glazed windows to the front, ceiling light point, extractor unit, modern contemporary kitchen incorporating a ceramic hob, integrated microwave, stainless steel sink with mixer tap, tiled splashback, stainless steel extractor above, space and point for a free standing fridge freezer, LVT flooring, space for a wardrobe, wall mounted heater.

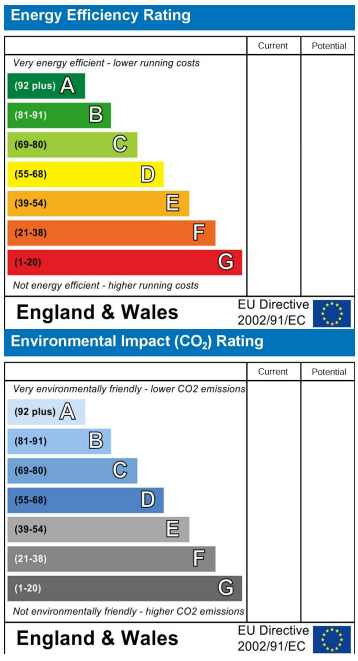
Bathroom
4' x 6'7 approx (1.22m x 2.01m approx)
Low flush w.c., semi recessed vanity wash hand basin with storage cupboards below, shower enclosure with a mains fed shower above, tiled splashbacks, extractor fan, ceiling light point.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 15mbps Ultrafast 5500mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No









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.