



**32 Park View Court, Bath Street, Nottingham,
Nottinghamshire NG1 1DD**

£70,000

Tel: 0115 9680268



- One Bedroom
- Sold With Sitting Tenant
- Separate Kitchen & Living Room
- City Centre Location
- Excellent Investment
- Off Road Parking

An excellent investment in an equally impressive location, this one-bedroom apartment comes located in a phenomenally convenient location in the heart of the city centre. If you are looking to purchase an investment property to add to your portfolio, then look no further than this property that comes with a well-respected sitting tenant which is sure to offer you an instant return.

The internal accommodation is well proportioned yet cosy and has an entrance hall, separate living room and galley style kitchen, one double bedroom and finally a bathroom and separate WC.

Externally, this property stands in a substantial block of other similar city centre apartments and the location is certainly on its side and always proves to be an excellent fully let property due to its placement in the heart of the city with a park opposite from outside green space and the added bonus of an off-road parking space.

ENTRANCE HALL

w: 1.32m x l: 0.97m (w: 4' 4" x l: 3' 2")

With an electric radiator, ceiling light point.

LIVING ROOM

w: 3.78m x l: 3.38m (w: 12' 5" x l: 11' 1")

With an electric radiator, ceiling light point, glazed windows to the front elevation and access into the bedroom and kitchen.

KITCHEN

w: 3.18m x l: 1.83m (w: 10' 5" x l: 6')

With base units and drawers with working surfaces over. Inset sink with drainer, integrated oven, four ring electric hob. There is also plumbing for a washing machine, space for a fridge/freezer, tiled splashbacks, glazed window to the side elevation and an electric radiator.

BEDROOM ONE

w: 3.15m x l: 2.46m (w: 10' 4" x l: 8' 1")

A well proportioned bedroom with an electric radiator, ceiling light point and a glazed window to the side elevation.

BATHROOM

w: 3.58m x l: 1.7m (w: 11' 9" x l: 5' 7")

A bathroom with a two piece suite comprising a panelled bath with electric shower over and a wash hand basin with chrome mixer tap and storage beneath. There is also tiled walls, ceiling lighting and an extractor fan.

SEPARATE WC

w: 1.22m x l: 0.71m (w: 4' x l: 2' 4")

A separate WC with a Low flush WC, ceiling light point and an obscure glazed window to the front elevation.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

This property is being sold as a leasehold property. The current lease has a 168 years remaining. The service charge is £1,597 per annum and the ground rent is an additional £50 per annum.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team

know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.







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