



6 The Yard Sophie Road, NG7 6AG  
Price Guide £110,000

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**INVESTMENT OPPORTUNITY!!** A second/top floor apartment, forming part of a modern block close to the Forest Recreation Ground, local tram stop also the City Centre. Within the immediate vicinity is a wide variety of shopping facilities and local independent retailers, including a Sainsbury's local. The property is currently let and is being sold with the tenant in situ. Rental income is £725 PCM, representing a yield of 7.5% (at current asking price).

### Overview

Accommodation consists of an entrance hallway, a spacious living kitchen with integrated oven and hob, two bedrooms and a bathroom with white suite and electric shower. The property also has UPVC double glazing and gas central heating with a combination boiler.

### Entrance Hall

With entrance door from the communal landing, laminate flooring, radiator and doors to all rooms.

### Living Kitchen

The kitchen area has a range of units with polished marble effect worktops and an inset one-and-a-half bowl stainless steel sink unit and drainer. Integrated brushed steel electric oven, four ring electric hob and filter hood and plumbing for a washing machine. Concealed combination gas boiler, laminate flooring and two UPVC double glazed front windows.

### Bedroom 1

UPVC double glazed rear window and radiator.

### Bedroom 2

UPVC double glazed rear window and radiator.



### **Bathroom**

Consisting of a bath with glass screen, electric shower and tiled surround, dual flush toilet and pedestal wash basin. Electric shaver point, extractor fan and radiator.

### **Outside**

The building stands within communal and maintained grounds and is subject to management fees and ground rent.

### **Useful Information**

TENURE: Leasehold

LEASE DETAILS: 125 years from July 2007

Length of lease remaining 108 years

GROUND RENT: £225.00 - to be reviewed on: (TBC)

SERVICE CHARGE: £1420.00 - to be reviewed on: (TBC)

COUNCIL TAX: Nottingham City Council - Band A

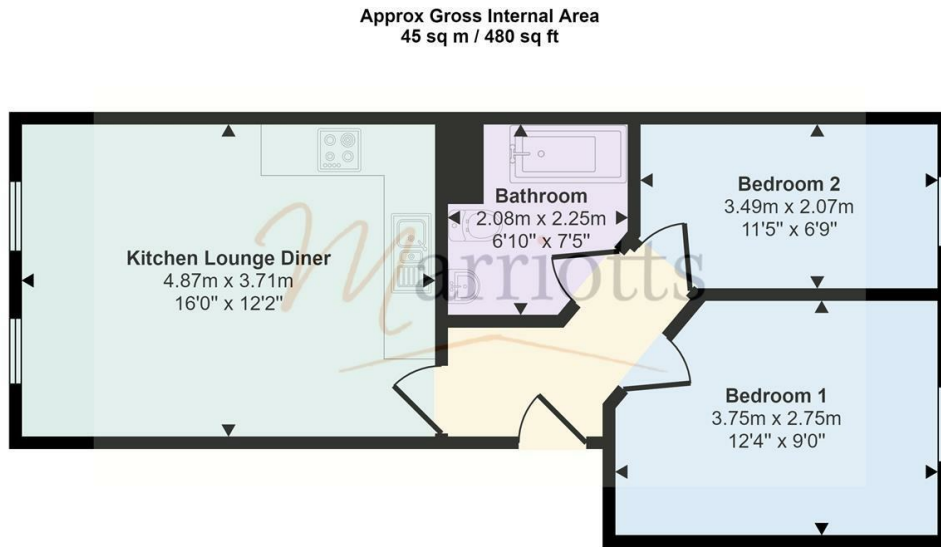
### **OTHER INFORMATION:**

The property is situated within the Nottingham City boundary and will most likely require a Selective License for the purpose of letting it. Please note that a Selective License is non-transferable, therefore if one is already in place any new landlord of the property would need to apply for a new license.

You can find more information about the scheme and associated costs on the Nottingham City Council website by searching for Selective Licensing.

\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

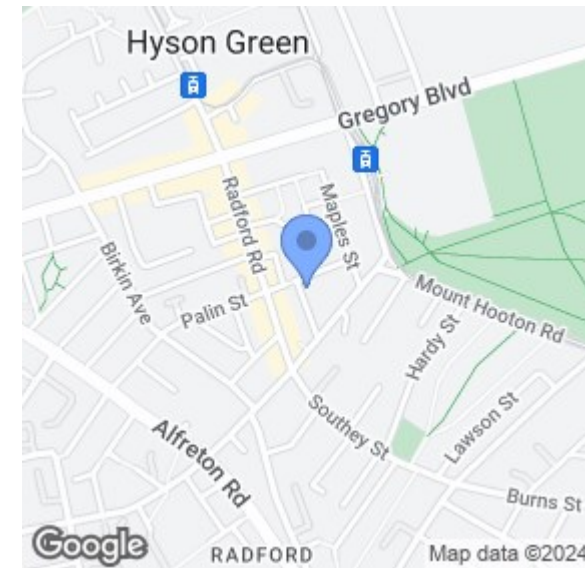
Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.



### Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



**Please contact our Marriotts Office on 0115 953 6644 if you wish to arrange a viewing appointment for this property or require further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).