



## Bellar Gate Bellar Gate, Nottingham, NG1 1JN

**Asking price £132,500**

\*\*\*INVESTORS ONLY\*\*\*

CityRise is delighted to bring to the market this stunning 2-bedroom apartment in Nottingham City Centre. It is currently being sold as an investment opportunity with tenants in situ.

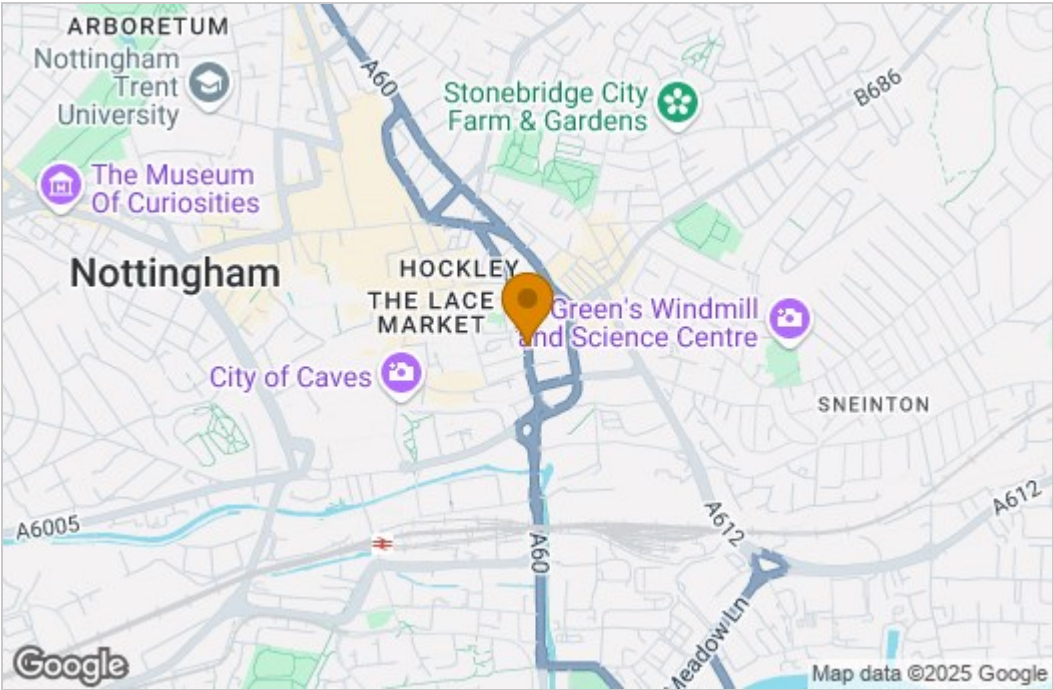
This property features an open-plan layout that maximizes space and natural light. It comprises two bright bedrooms, living area and a modern kitchen and bathroom. The apartment is situated in a highly sought after location, close to Nottingham Train Station, shops, bars and restaurants, representing a sure source of tenant demand, especially from professionals wanting to live and work in and around the city.

Nottingham is a lively city with dynamic local communities and higher-than-average rental yields. It is an ideal location for buy-to-let investors. The city centre is particularly affluent, with a vast array of shops, bars, and restaurants that will drive up rental demand.



Floor Plan

Area Map



Energy Efficiency Graph



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