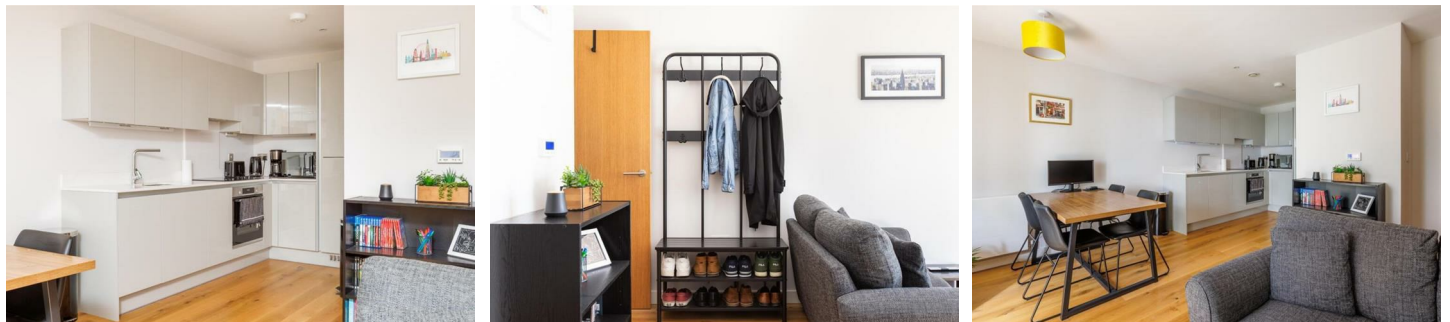




11 Traffic Street, Nottingham, NG2 1NE

Offers over £122,500

Positioned within the established Hindle House development, this modern one-bedroom apartment presents an excellent opportunity to acquire a high-demand buy-to-let investment in one of the East Midlands' strongest rental markets. The property comprises a spacious open-plan kitchen, living and dining area, a generous double bedroom and a contemporary bathroom, making it ideally suited to the professional rental market.

Its convenient location provides excellent access to Nottingham city centre, Nottingham Railway Station, West Bridgford and major employment hubs, ensuring continued appeal to a wide tenant demographic.

Investment

Nottingham has established itself as one of the UK's leading regional investment locations, supported by a diverse economy, a growing population and sustained regeneration. Home to more than 60,000 students, alongside major employers including Experian, Boots, Capital One and the NHS, the city benefits from consistently strong rental demand and low vacancy rates.

With excellent transport connectivity, ongoing infrastructure investment and property values that remain competitive compared with many other UK cities, Nottingham continues to offer attractive opportunities for

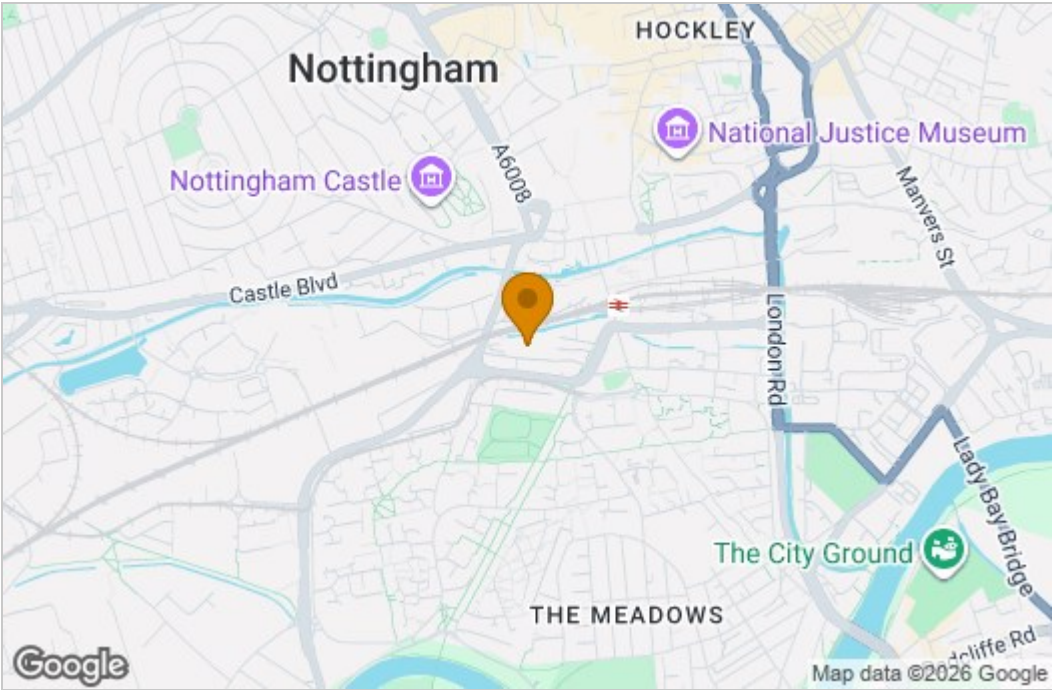
Floor Plan



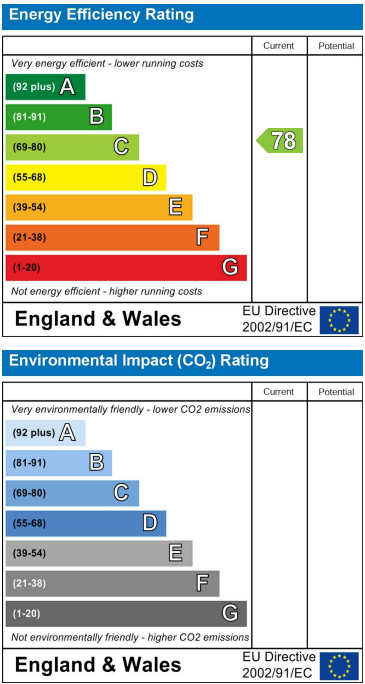
Total floor area 45.8 m² (493 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.