



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

**Asking price £165,000**

\*\*\*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 two bathrooms. 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.

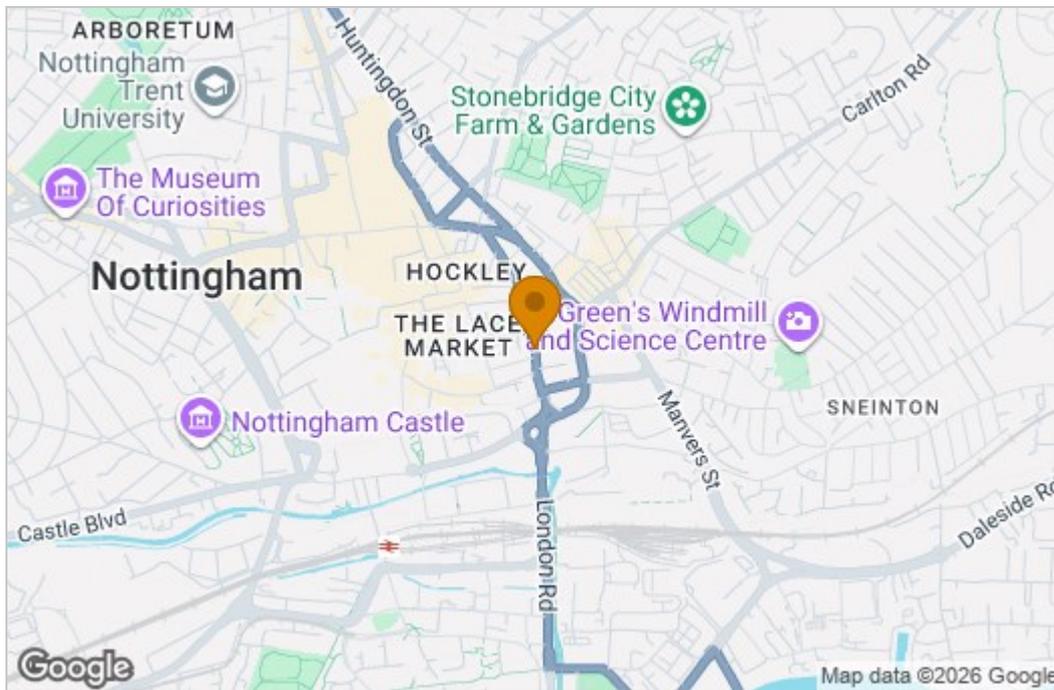
Nottingham is a lively city with dynamic local communities and higher-than-average rental yields. It is an ideal location for buy-to-let investors. The city centre is particularly affluent, with a vast array of shops, bars, and restaurants that will drive up rental demand.

EPC - C



## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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