Castle Exchange, 18 George Street, Nottingham, NG1 3BG
Guide Price £125,000

LIBERTY GATE

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ATTENTION INVESTORS
A fantastic opportunity to acquire this beautifully well presented ONE DOUBLE BEDROOMED MEZZANINE APARTMENT on the fringes of Hockley. Benefiting from an OPEN PLAN KITCHEN / LIVING AREA, mezzanine bedroom with bathroom, separate CLOAKROOM WC and SECURE ALLOCATED CAR PARKING. CASH BUYERS ONLY

ATTENTION INVESTORS

A fantastic opportunity to acquire this beautifully well presented one double bedroomed mezzanine apartment on the fringes of Hockley. Benefiting from accommodation comprising of:

ENTRANCE HALLWAY
The neutrally decorated entrance hallway benefits from painted walls and wood effect laminate flooring. Low level lighting as well as wall lights provides an excellent feature whilst a staircase leads to the mezzanine floor.

KITCHEN AREA
Leading through from the entrance hallway is the modern fitted kitchen which benefits from a range of wall and base cupboard units as well as a range of integrated appliances including a fridge with freezer compartment, slimline dishwasher, washing machine, microwave, oven, hob and extractor hood.

LIVING AREA
Opening on from the kitchen is the open plan living area which comes well decorated with painted walls which are complimented by the wood effect laminate flooring. A large, wood framed double glazed window allows for ample natural light whilst the double height ceiling gives a greater feeling of space.

CLOAKROOM WC
The downstairs cloakroom benefits from a two piece white suite comprising of a low level WC and pedestal wash hand basin with chrome mixer tap.

MASTER BEDROOM
The generous master bedroom has been neutrally decorated throughout with painted walls which are complimented by the wooden flooring. The double height ceilings help to give a greater feeling of space whilst a balcony over looks the living area. There are ample built in wardrobes providing excellent storage space.

BATHROOM
The bathroom comes complete with a three piece white suite comprising of a low level WC, pedestal wash hand basin with chrome mixer tap and bath with shower over and glass shower screen. The room comes complete with painted walls which are complimented by the white tiled splash backs and wall lighting.

PLEASE NOTE
D405 Castle Exchange
This is marketed for £125,000. There is currently a tenant in this property paying £810 pcm and is in tenancy until 16th December 2022.

We are advised that the lease has approximately 983 years remaining. The service charge is approximately £1718.00 per annum whilst the ground rent is £250 per annum.

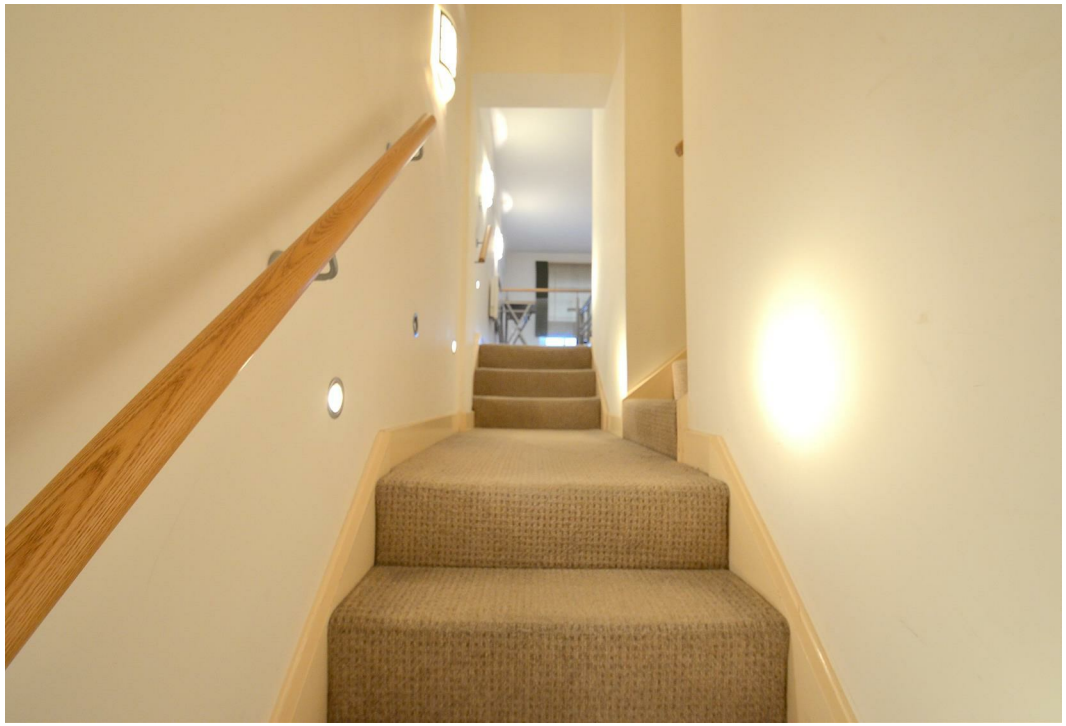
DISCLAIMER
Fixtures and fittings other than those mentioned are to be agreed with the Seller.
All measurements are approximate and are taken using a laser tape.
Statements contained within this

brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to any exchange of contracts to purchase. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange. Details correct at time of going to print.

Money Laundering
In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, Liberty Gate require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. Passport or photo card driving license and a recent utility bill. This evidence will be required prior to Liberty Gate instructing solicitors in the purchase or the sale of a property. We are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. As a seller or purchaser, by proceeding with a sale or purchase, you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

SUMMARY OF ACCOMMODATION

- One Double Bedroom Apartment
- Mezzanine Bedroom
- Bathroom with White Suite
- Modern Fitted Kitchen with Integrated Appliances
- Open Plan Living Area
- Cloakroom WC
- Electric Heating & Wooden Double Glazing
- Secure Allocated Parking Space
- CASH BUYERS ONLY
- Currently Tenanted - SUITABLE FOR INVESTORS



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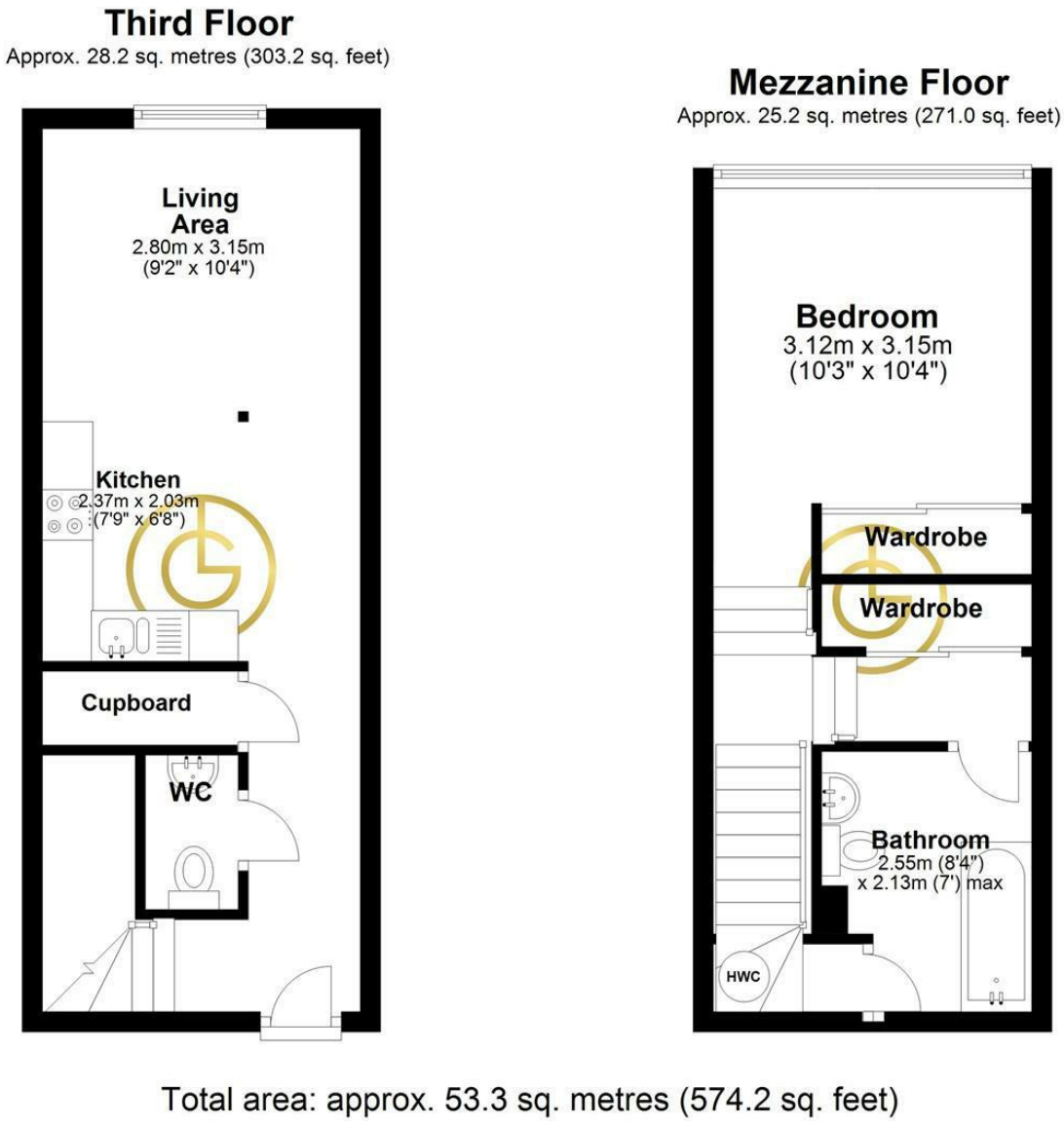
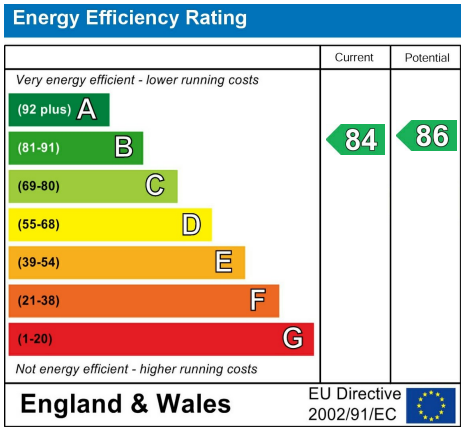
APROX. GROSS INTERNAL FLOOR AREA 574 sq ft



GENERAL INFORMATION

TENURE: Leasehold

LOCAL AUTHORITY:
Nottingham City Council



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