Thurland Street, Nottingham, NG1 3BT
Price Guide £240,000

LIBERTY GATE

Thurland Street
Nottingham
NG1 3BT

CASH BUYERS ONLY

Liberty Gate are proud to offer for sale this ideal investment opportunity.

Currently achieving £1950pcm this well presented three bedroom apartment offers a superb yield of around 9%!

Crusader House is a popular development and benefits superb local amenities due to its central location.

INTRODUCTION
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The Habitat is a popular development and benefits superb local amenities due to its central location.

ENTRANCE HALLWAY
The neutrally decorated entrance hallway benefits an in built storage cupboard and stairs leading to the first floor whilst further doors lead to...

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

BEDROOM ONE
The spacious master bedroom is tastefully decorated throughout and comes well furnished with a double bed with mattress, chest of drawers, in built wardrobe and desk with chair. A further door leads to...

ENSUITE SHOWER ROOM
The ensuite shower room benefits from a three piece white suite comprising of a low level WC, pedestal wash hand basin with mixer tap and walk in shower with chrome fittings.

LIVING / DINING ROOM
The spacious open plan living / dining room benefits from neutral decor throughout and double height ceilings in some places. The large double glazed windows allow for ample natural light and a sliding door opens to reveal the apartments own private balcony. The room is well furnished with sofa's, coffee table, TV table and a dining table with four chairs.

KITCHEN
Opening on from the living / dining room is the modern fitted kitchen which benefits from a range of white wall and base cupboard units which are finished with roll top work surfaces, under cupboard lighting and a stainless steel sink with mixer tap and draining board. There are integrated appliances including a four burner electric hob, electric oven, extractor hood, fridge / freezer, washer / dryer and slimline dishwasher.

BALCONY
Leading through from the living area is the apartments own private balcony with wooden decking and views out towards the city.

BEDROOM TWO
The spacious second bedroom is tastefully decorated throughout and comes well furnished with a double bed with mattress, chest of drawers, in built wardrobe and desk with chair.

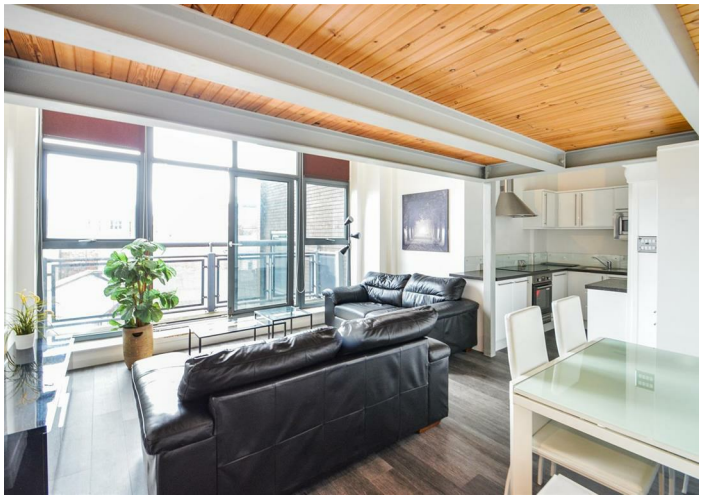
BEDROOM THREE
Bedroom three is neutrally decorated throughout and comes well furnished with a 3/4 bed with mattress, chest of drawers, double wardrobe unit and desk with chair.

BATHROOM
The main bathroom benefits from a four piece suite which comprises of a low level WC, pedestal wash hand basin, bath with chrome mixer tap and walk in shower with glass door and chrome fittings. The room is well decorated throughout with painted walls which are complimented by the tiled splash backs.

PARKING
This apartment comes complete with one secure allocated car parking space.

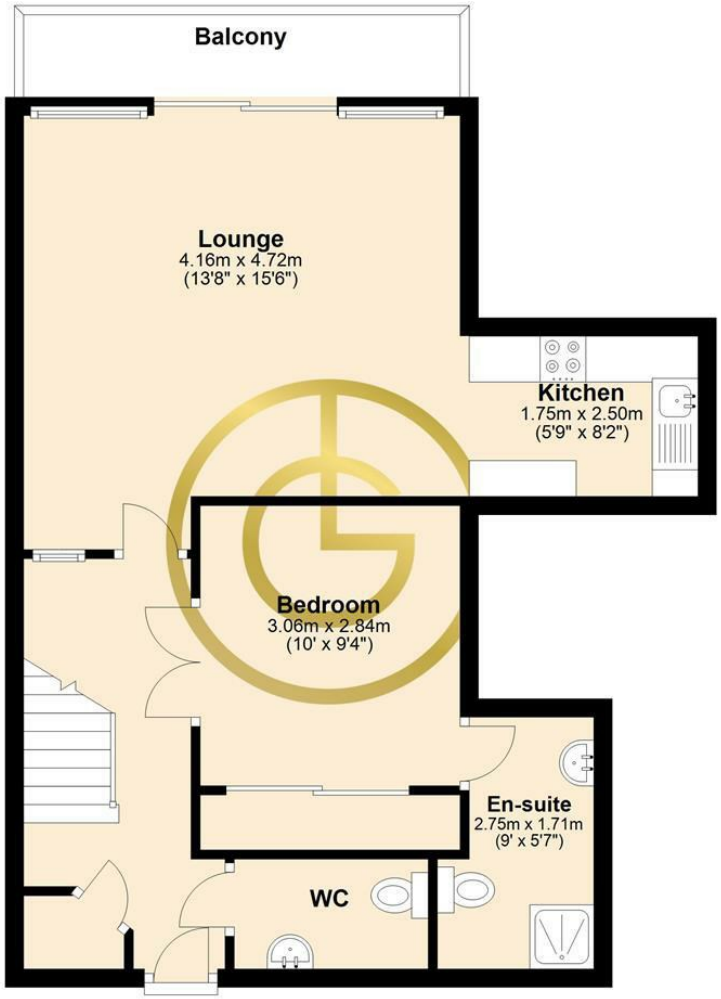
PLEASE NOTE
Service Charge 2,416.99

Building lease - 999 years from 2001



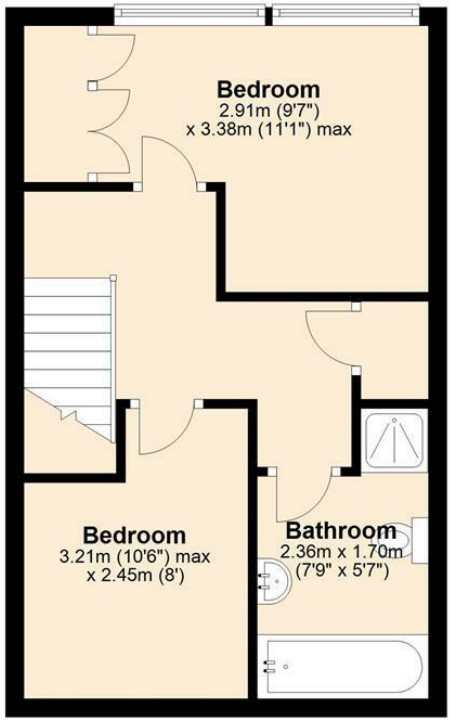
Third Floor

Approx. 52.9 sq. metres (569.2 sq. feet)

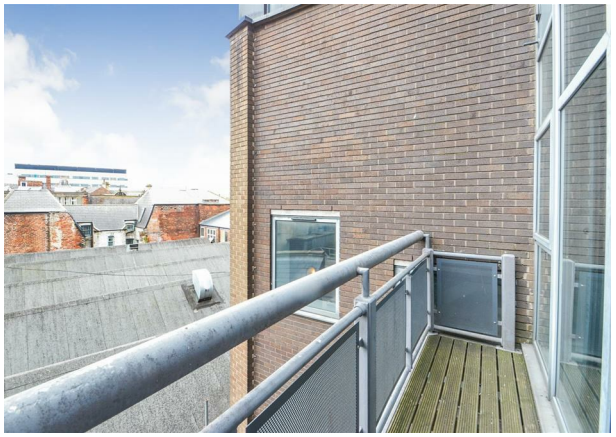


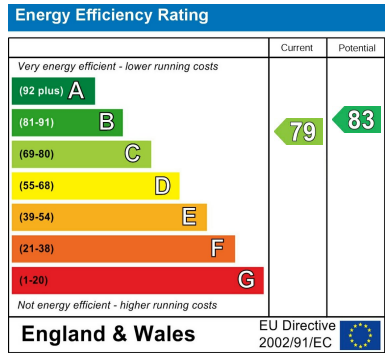
Fourth Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 84.7 sq. metres (911.9 sq. feet)





1 The Gatehouse Short Stairs, Nottingham, Nottinghamshire, NG1 1JA
T. 0115 824 8333 | E. info@libertygate.co.uk
www.libertygate.co.uk

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