

# Plumptre Place Nottingham NG1 1HD



Situated within the charming Mills Building on Plumptre Place, this top-floor apartment offers a unique blend of historical character and modern convenience. Built in 1900, the property retains its original period wooden windows, which are partially double glazed, enhancing both its aesthetic appeal and energy efficiency.

This two-bedroom apartment features a well-designed layout, comprising a spacious open plan kitchen/reception room that invites natural light (kitchen includes integrated electric oven, gas hob, dishwasher and fridge/ freezer). There are two comfortable bedrooms and two bathrooms of a high specification, including an ensuite shower room.

The gas central heating system, powered by a combi boiler, ensures warmth and comfort throughout the year. Located in the vibrant Hockley area of Nottingham, residents will benefit from excellent transport links, as well as a variety of restaurants and shops just a stone's throw away. Additionally, the property comes with the convenience of an allocated parking space, a spacious storage unit just next to the car parking space and a communal courtyard garden area with trees which is a rare find in such a central location.

Please note that the apartment is being sold with a tenant in situ, making it an ideal investment opportunity for those looking to enter the rental market. This property combines the charm of a listed building with the practicality of modern living, making it a compelling choice for potential buyers.

Also whilst the flat is situated on the top floor, please be aware that there is no lift and the flat is accessed by a communal staircase.

**Gross Annual Rental Income: £13,200 (£1100 pcm)**

**Tenure: Leasehold – Share of Freehold**

**Lease Term: 999 Years**

**Years Remaining: 979 Years**

**Service Charge: £4087.12 Per annum, £1021.78 Per Quarter. The amount does include a sizable sum to a major works fund for the building.**

**Ground Rent: £0**



**£170,000**