

Robert Ellis

look no further...



Wilkinson Avenue,
Beeston, Nottingham
NG9 2NL

£325,000 Freehold

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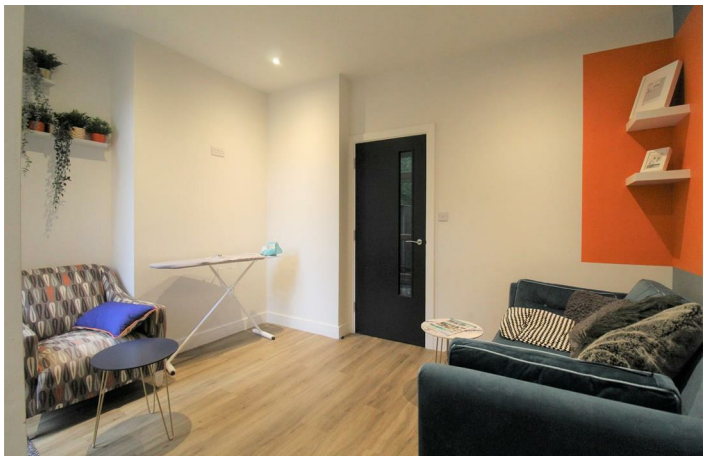
A fantastic opportunity has arisen to purchase a ready made residential freehold investment within the the heart of the vibrant town centre of Beeston.

This period three-storey terrace house has been converted in the last five years to a high quality five-bedroom HMO. Currently fully let on individual AST's on rolling contracts producing an earned gross income of £28,800, and to be sold as a going concern.

Centrally heated by a combination boiler and double glazed throughout the accommodation comprises: communal hallway, ground floor double bedroom to the front, open plan communal living room linking through to a modern fitted kitchen. Beyond this a rear lobby with WC and access to the second ground floor bedroom. Rising to the first floor the landing provides access to two further double bedrooms and two shower rooms and WC facilities. To the second floor is a further double bedroom.

Situated on a small quiet residential no-through street, the building is just off the main High Street and Market Square of the vibrant town centre of Beeston, which offers a wealth of national and independent retailers with a variety of bars, restaurants, café's, as well as a cinema, having a great day and evening economy. Beeston has superb transport links with both tram, bus and train stations and sits on the edge of the University of Nottingham campus and also has public transport links to the Queens Medical Centre.

Currently achieving just under a 9% gross yield, with believe this property will make a fantastic log-term investment in an established and yet still growing local economy.



Accommodation

The accommodation is laid over three floors with a communal living room opening through to a fully fitted kitchen with built-in appliances. There is a ground floor WC facility as well as two independent shower WC facilities on the first floor. The current rent role is:

Room One: £450 pcm.

Room Two: £500 pcm.

Room Three: £450 pcm.

Room Four: £500 pcm.

Room Five: £500 pcm

These rents are bills inclusive.

Outside the property fronts the pavement, as we understand there is residence on-street permit parking scheme available.

The property enjoys a rear courtyard style garden with a patio/seating area and a section to artificial lawn.

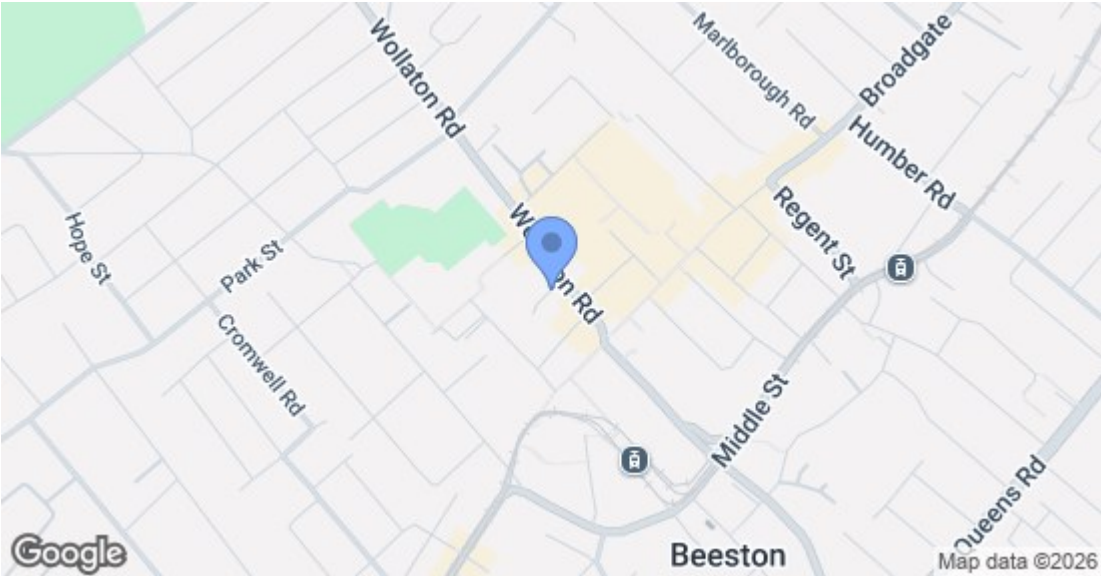
Certificate/Landlord Obligations:

All certificates and landlord obligations are currently being applied with an available to pass on to the new purchaser on completion.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.