



Royal Victoria Court,  
Gamble Street, Nottingham  
NG7 4ET

**£130,000 Leasehold**



Welcome to this charming flat located on Gamble Street in Nottingham!

The property boasts a cosy atmosphere with a welcoming entrance hall, though to an open plan living space, perfect for entertaining guests or simply relaxing after a long day. Then with two double bedrooms, there is ample space for a small family, a couple, or even for those who desire a guest room or home office. The flat also features one bathroom, providing convenience and privacy for all residents.

The apartment benefits of a long remaining lease of 170 years, zero ground rent and an allocated parking space so is well worthy of an early internal viewing.

With electric secure gated entrance through to the apartment block and positioned on the ground floor, it provides easy access for anyone who requires ground floor living.

Situated just a short walk to Nottingham City Centre, the universities and hospitals you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

Generating a rental income of £15,072 per annum, this would be considered an ideal opportunity for any purchaser looking to add to an investment portfolio but is equally as exciting an opportunity for anyone looking to getting onto the property ladder as a first time buyer.



### Entrance Hall

Carpeted entrance hall, with access through to the living room, two bedrooms and bathroom.

### Open Living Room and Kitchen

#### Kitchen Area

A range of wall and base units with work surfacing over, sink with drainer and mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted boiler, laminate flooring and two UPVC double glazed windows.

#### Living Space

Laminate flooring, two radiators and UPVC double glazed windows.

#### Bedroom One

Carpeted room, with radiator and UPVC double glazed window.

#### Bedroom Two

Carpeted room, with radiator and UPVC double glazed window.

#### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower above, part tiled walls and radiator.

#### Outside

Outside the building is an allocated parking space.

### Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

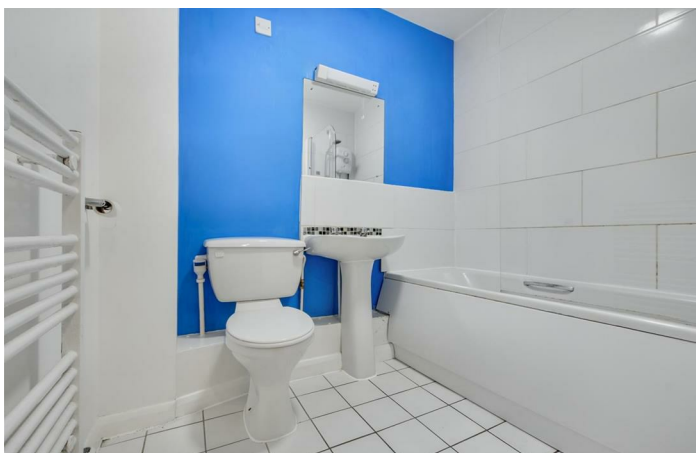
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

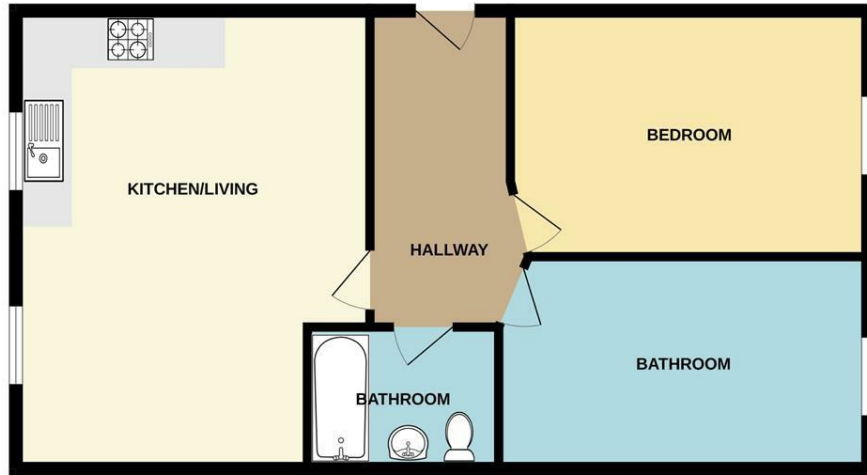
### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.

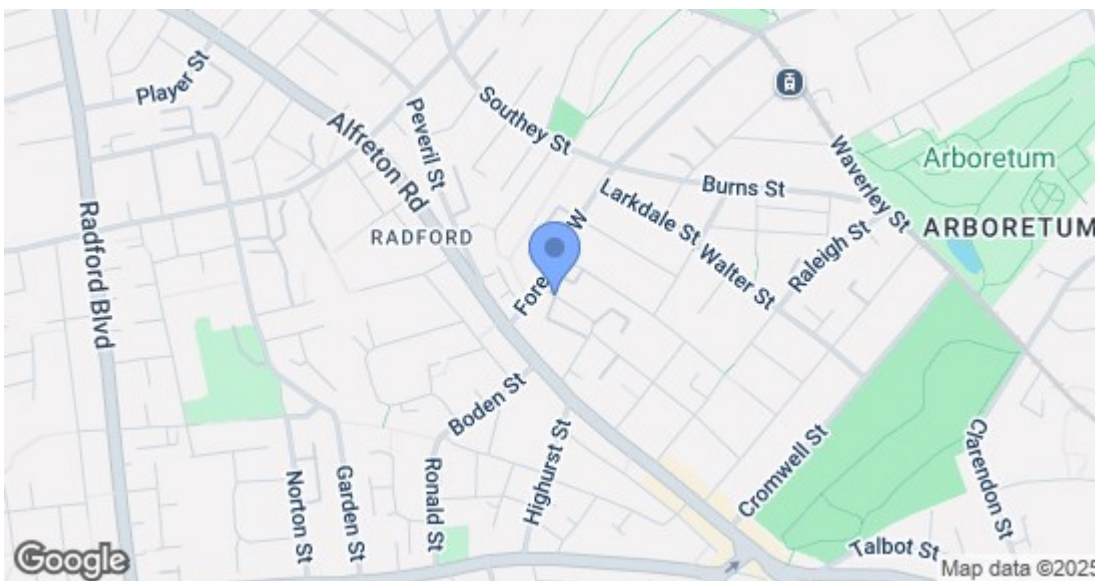




## GROUND FLOOR



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. Made with Metropix ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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