



Thurland Street,  
, Nottingham  
NG1 3BT

**£175,000 Leasehold**

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A spacious three-bedroom, city centre duplex apartment with secure parking and no upward chain.

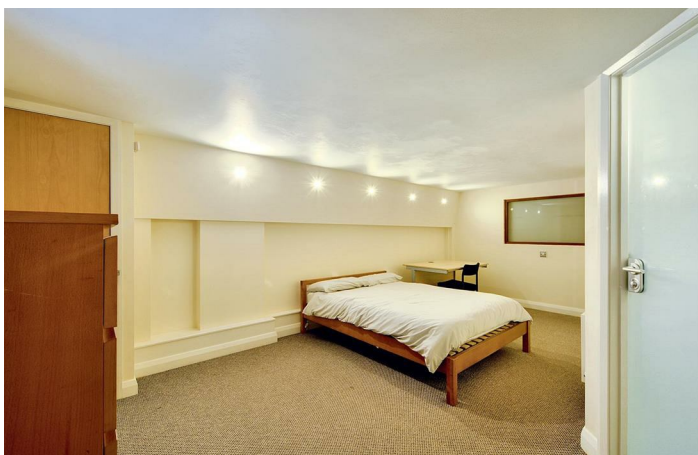
Situated within the heart of Nottingham City Centre you are surrounded by local amenities including bars, restaurants, shops, healthcare facilities and excellent transport links.

This fantastic property would be considered an ideal opportunity for a large variety of buyers including first time purchasers looking for a vibrant way of living or, with an approximate rental income of £2000pcm, it would also suit investors looking to benefit from a healthy yield.

Secure access to the communal areas with lift to level two. In brief the internal apartment accommodation comprises Entrance Hall, Open Plan Kitchen, dining and living room, bedroom three with shower room and then separate WC. Rising to the first floor are two large double bedrooms both with en-suites.

Outside from the living space is a paved terrace and an allocated underground parking space.

With gas central heating and UPVC double glazing this property is well worthy of an early internal viewing.



### Communal Entrance

Secure communal entrance door with access to the stairs and lift to level two.

### Entrance Hall

Entrance door, through to hallway with laminate flooring, radiator and useful coat cupboard.

### Open Plan Living Diner

32'11" x 15'5" (10.04m x 4.72m )

### Living Dining Room

A carpeted reception room with two radiators, wall mounted boiler, and UPVC double glazed door leading out onto the terrace.

### Kitchen Area

A range of wall and base units with work surfacing over and tiled splashbacks, with an island breakfast bar, sink with mixer tap, inset electric oven with extractor fan above and integrated electric oven and microwave. Space and fittings for freestanding appliances to include washing machine, fridge, and freezer.

### Bedroom Three

11'4" x 8'9" (3.45m x 2.67m )

A carpeted room, with radiator and fitted wardrobes. Access to the shower room.

### Shower Room

Walk in electric power shower with fully tiled walls.

### WC

Fitted with a low level WC, wash hand basin, radiator and part tiled walls.

### First Floor Landing

With doors leading into two bedrooms.

### Bedroom One

18'7" x 12'7" (5.67m x 3.84m )

A carpeted room, with radiator and fitted wardrobes. Access to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with tap shower fittings, part tiled walls and heated towel rail.

### Bedroom Two

13'8" x 10'9" (4.18m x 3.28m )

A carpeted room, with radiator and fitted wardrobes. Access to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains power shower, part tiled walls and radiator.

### Outside

Paved terrace area ideal for outdoor seating and secure underground parking space, this could also be rented separately for additional income.

### Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: No Pets

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.

### Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

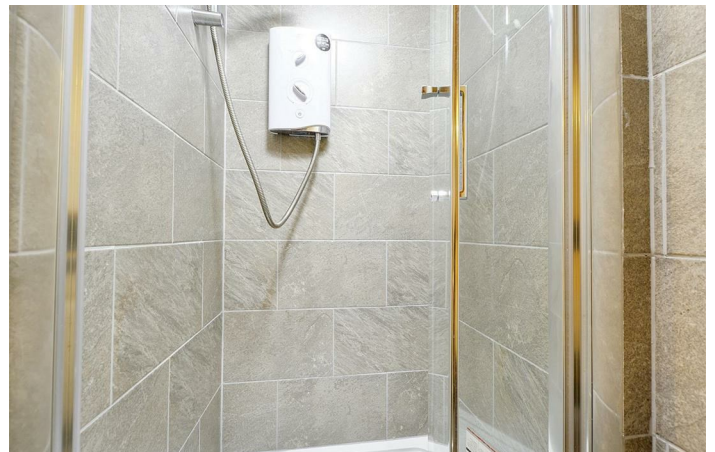
There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information:

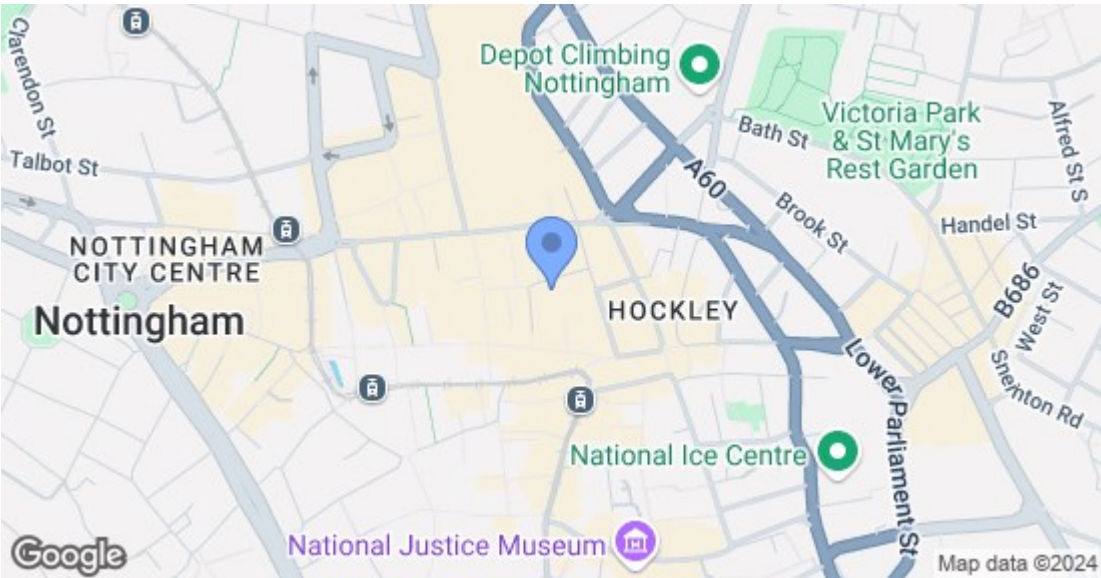
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Robert Ellis  
ESTATE AGENTS



| 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                  |         |           |
|                                                                 | Current | Potential |
| 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                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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