



1 bed studio flat to buy in NG1

14-22 Shakespeare Street, Nottingham,
nottinghamshire, NG1 4AH

£24,000 Starting Bid

 x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Exceptional opportunity to acquire a self-contained studio apartment
- ✓ Internally, the apartment provides a well-designed, self-contained living space

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Presenting an exceptional opportunity to acquire a self-contained studio apartment located in the vibrant heart of Nottingham city centre. This property, offered for sale represents an outstanding prospect for astute buy-to-let investors looking for a high-yield asset.

The studio apartment is strategically situated, offering unparalleled access to Nottingham's extensive amenities. Its prime location means residents are just a couple of minutes' walk from the main campus of Nottingham Trent University (NTU), making it an ideal choice for students prioritising proximity to their studies. Beyond academic convenience, the property boasts excellent proximity to a wealth of local amenities, including the popular Victoria Shopping Centre, a diverse range of restaurants, cafes, and entertainment venues, all within easy reach.

Internally, the apartment provides a well-designed, self-contained living space. The studio format includes a combined living/sleeping area, a compact kitchenette, and a private shower room, ensuring all essential needs are met within a manageable footprint. The focus here is on the lifestyle and investment potential afforded by its superb location.

For investors, this property stands out as a compelling proposition. It has a proven track record, having been successfully rented for £177.50 per week during the last academic year. This strong rental yield underscores its appeal in the student accommodation market, offering a reliable income stream.

Nottingham itself is a dynamic and thriving city, renowned for its two world-class universities, vibrant cultural scene, and excellent transport links. Investing in a property like Bard House means tapping into a robust rental market driven by a large student population and a growing professional sector.

This studio apartment at Bard House is more than just a home; it is a smart investment. Its unbeatable location, coupled with its demonstrated rental performance, makes it a must-see for anyone looking to enter the Nottingham property market or expand their existing portfolio. Early viewing is highly recommended to fully appreciate the potential on offer.

Tenanted from September 2026 at a monthly rent of £663pcm

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you

seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed

purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 237

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £4,076.00

Price: Starting Bid £24,000

Property Type: Studio flat

Parking: None

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

14-22 Shakespeare Street, Nottingham, nottinghamshire, NG1 4AH

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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