



## 1 bed apartment to buy in NG3

Woodborough Road, Nottingham,  
Nottinghamshire, NG3 4LN

**£50,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Open-plan living, dining, and kitchen area: spacious and bright communal area designed for
- ✓ Contemporary shower room: stylish bathroom features a modern walk-in shower

## Key Information

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

## Description

An exceptional opportunity awaits to acquire a meticulously modernised and updated furnished one-bedroom apartment, ideally situated within the highly sought-after The New Alexandra Court in Nottingham.

This property presents a perfect blend of contemporary living and convenience, making it an attractive prospect for both owner-occupiers and discerning investors.

Upon entering, you are greeted by a welcoming hallway that leads into the heart of the home: a bright open-plan living, dining, and kitchen area. This thoughtfully designed space is perfect for entertaining or relaxing, boasting a seamless flow that maximises natural light and functionality. The kitchen area is well-appointed, offering a modern aesthetic and practical layout for everyday use.

The apartment features a good size double bedroom, providing a tranquil retreat with ample space for furnishings. The good-sized bathroom is a standout, having been updated to include a contemporary walk-in shower. The entire property has undergone a comprehensive modernisation, ensuring a fresh, contemporary feel throughout.

The property is offered furnished, a complete investment opportunity.

One of the significant advantages of this apartment is the inclusion of secure, gated parking, a highly desirable feature in a city location. The New Alexandra Court itself is a well-maintained block, offering residents peace of mind and a pleasant living environment. The property benefits from a long lease, adding to its appeal as a secure investment.

Location is paramount, and this apartment excels in that regard. It is perfectly positioned to take advantage of Nottingham's vibrant city centre, with its extensive array of shops, restaurants, cultural attractions, and entertainment venues all within easy reach. Excellent local transport links are readily accessible, providing convenient connections across the city and beyond. Furthermore, a wealth of nearby amenities ensures all daily needs are catered for.

For investors, this property represents an outstanding opportunity. It is particularly popular with investors, offering a strong potential rental income of approximately £750 per calendar month, which translates to an attractive yield. With its modern finish, desirable features, and prime location, this apartment is poised to attract quality tenants.

Please note the vendor has added extra insulation to the external walls and the EPC has been upgraded to a B rating.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 978

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £2,462.00

Price: Starting Bid £50,000

Property Type: Apartment

Parking: Allocated, Off Street, Secure

Year built: 1960

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: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

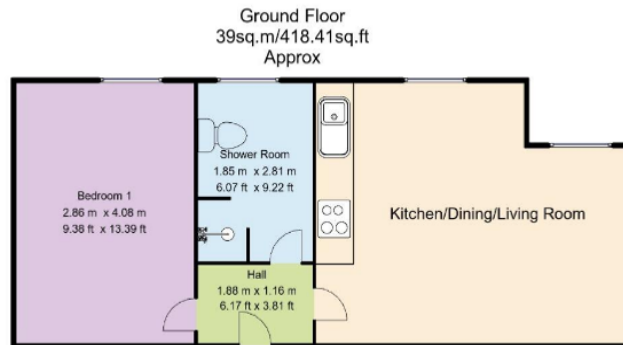
Water meter: Yes

Sewerage: Standard UK domestic

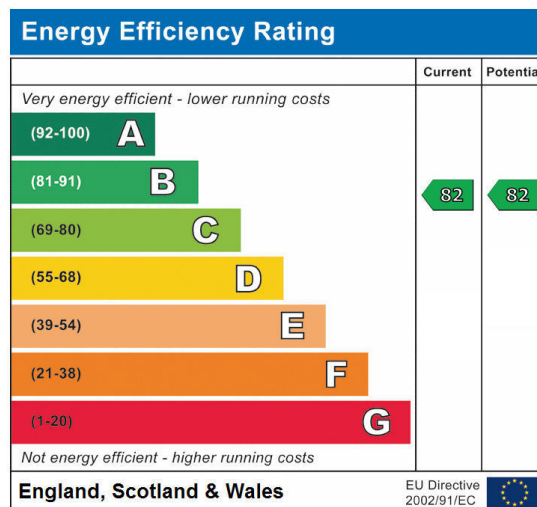
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



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Woodborough Road, Nottingham, Nottinghamshire, NG3 4LN

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

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