



Flat 9, Portland Square Raleigh Street, Nottingham
£135,000

 **Comfort**
Estates



Flat 9

Portland Square Raleigh Street,
Nottingham

Comfort Estates are pleased to offer this modern apartment within walking distance of both Universities, and Nottingham City Centre, benefitting from excellent public transport links.

The property consists briefly of; a spacious entrance hallway, a large open-plan kitchen/diner/lounge, two double bedrooms, bathroom and secure allocated parking.

A fantastic opportunity for buy-to-let investors to secure a well-presented apartment with tenants in Situ until June 2026. Achieving a gross yield of 8.4%.

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Flat 9

Portland Square Raleigh Street, Nottingham

A spacious two-bedroom apartment with **ALLOCATED PARKING**. A fantastic opportunity for buy-to-let investors to secure a modern apartment with tenants in situ.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- First Floor Two Bedroom Apartment
- Lift Access
- Desirable Location
- Within walking distance to local amenities and NTU.
- Close To Nottingham City Centre
- Secure Gated Parking
- Modern Finish
- Brand New Boiler!
- Tenanted until June 2026, achieving £950 pcm



You can include any text here. The text can be modified upon generating your brochure.





Overview

Presented to market with no upward chain is this spacious two-bedroom, first floor apartment with secure gated parking. Perfectly located within walking distance of local amenities, NTU and Nottingham City Centre, this modern apartment comes highly recommended for those seeking a property that needs little to no work. This stylish apartment offers spacious and versatile living throughout, featuring a large open-plan kitchen/diner, two generous double bedrooms, a well-equipped bathroom, and secure parking – an ideal opportunity for buy-to-let investors, having tenants in situ until June 2026. The property has been fitted with a brand new boiler as of 7th May 2025! This is an exceptional opportunity to acquire a modern apartment in a highly popular location. Contact us today to arrange a viewing!

Entrance Hall

Inviting entrance hall storage cupboard and access to all rooms.

Lounge/Diner

15' 6" x 21' 5" (4.73m x 6.54m)

Spacious, open-plan lounge diner with plenty of natural light, benefitting from dual aspect windows.

Kitchen

15' 6" x 21' 5" (4.73m x 6.54m)

This open-plan kitchen, dining, and living space is bright and spacious with dual aspect windows. Wooden flooring continues seamlessly throughout, tying the areas together. The kitchen benefits from integral appliances.

Bedroom 1

11' 3" x 12' 2" (3.44m x 3.70m)

This bright and spacious double bedroom features wooden flooring and a large window to the rear aspect.

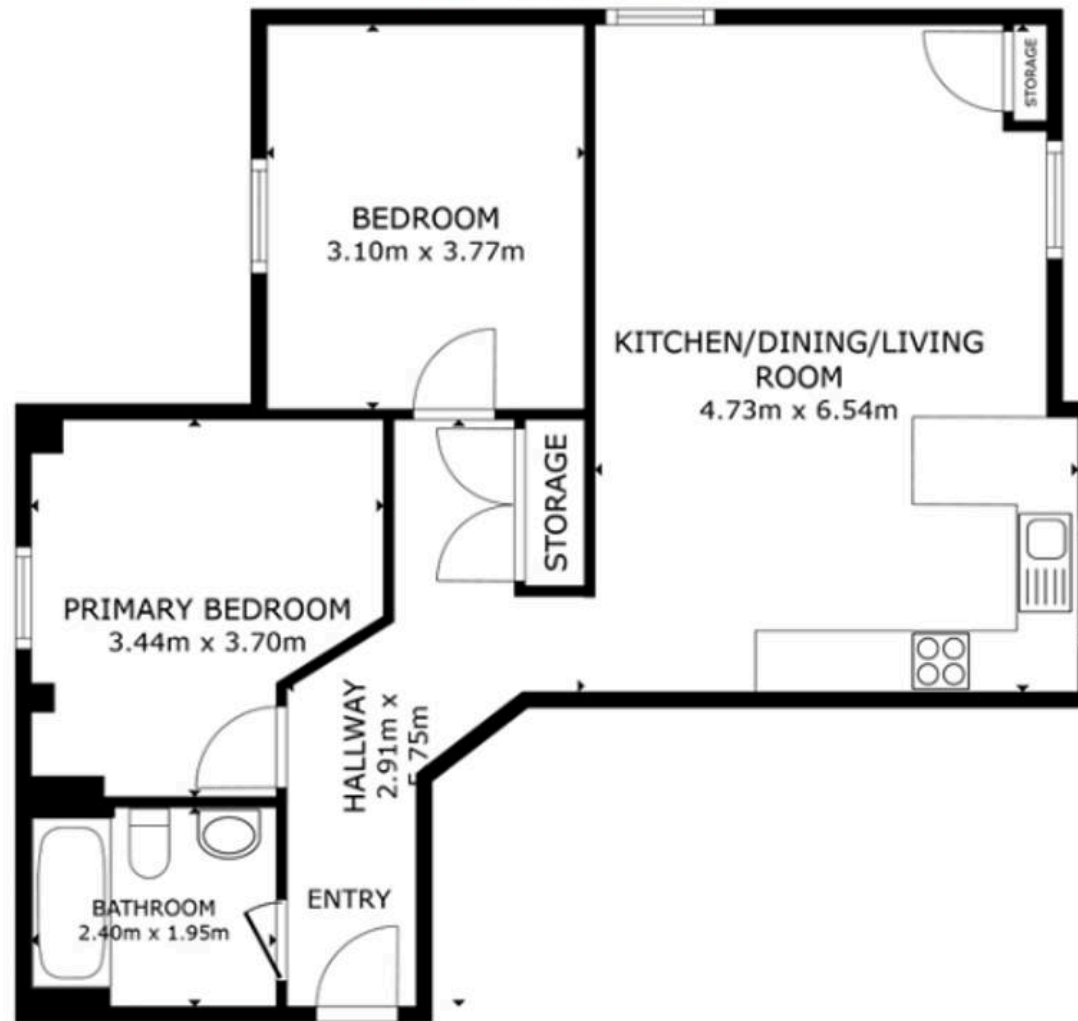
Bedroom 2

10' 2" x 12' 4" (3.10m x 3.77m)

This bright and spacious double bedroom features wooden flooring and a large window to the rear

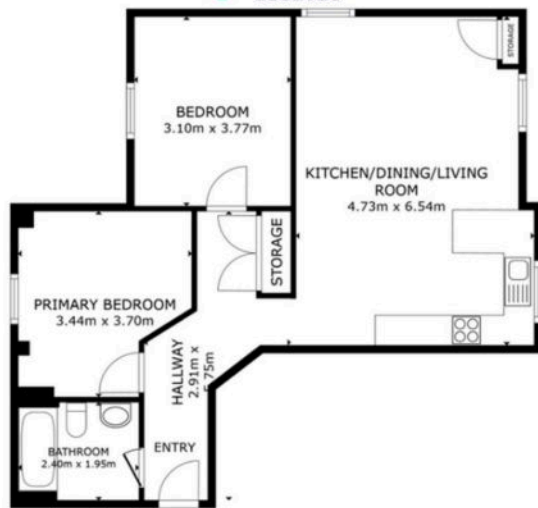






FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 68.8 m²



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