



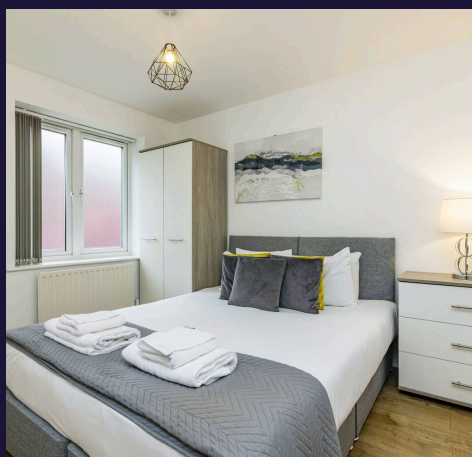
The Zone Cranbrook Street, Nottingham  
£125,000





A well-presented two-bedroom, two bathroom apartment in the heart of Nottingham City Centre. This ground-floor apartment with a private entrance is located close to the highly popular area of Hockley, with a wealth of amenities on the doorstep, including local shops, some fantastic restaurants, bars, and Nottingham train station. Refurbished to a great standard, it is perfect for those seeking a property that needs little to no work, or a like-minded buy-to-let investor looking for a good quality property with tenants already in situ. The accommodation, in brief, consists of an entrance hallway, spacious open plan living/dining area with a modern kitchen, two double bedrooms, one with an en-suite shower room, and a main bathroom. Currently let at £1000 PCM until 31st October 2025. No upward chain - Call now to arrange a viewing!

- Two Double Bedrooms
- Main Bathroom and Ensuite
- Nottingham City Centre Location
- Private Entrance
- Modern Finish
- Open Plan Living Space
- Currently tenanted until October 2025 at £1000 pcm
- Representing A Gross 9.6% Yield







### **Entrance**

12' 9" x 5' 4" (3.88m x 1.63m)

A welcoming and spacious entrance hallway with plenty of space for shoes and coats, whilst benefitting from a storage cupboard. The entrance leads through to the main living areas of the property, bedrooms and bathrooms.

### **Master Bedroom**

A good sized double bedroom with wooden flooring and neutral décor. With pendant light fitting, gas central heating radiator and frosted upvc double glazed window, allowing privacy from the ground level.

### **Ensuite to Master Bedroom**

6' 8" x 5' 11" (2.02m x 1.80m)

A generous en-suite shower room with large corner enclosure and mixer shower over, wall hung basin with vanity unit, WC and heated towel rail. White subway tile shower surround, pattern vinyl flooring and spotlight fittings.

### **Bathroom**

A modern bathroom with white subway tiles, bath with glass screen and mixer shower over, back to wall WC, wall hung basin with vanity unit, pattern vinyl flooring, and spotlight fittings.

### **Bedroom**

11' 0" x 8' 6" (3.35m x 2.60m)

Another really well proportioned double bedroom with wooden flooring and neutral décor. This room has a pendant light fitting, gas central heating radiator, and frosted upvc double glazed window providing privacy from the ground floor level.







### Kitchen Area

19' 7" x 6' 2" (5.98m x 1.88m)

The kitchen is neutrally decorated with a range of gloss white cupboards and grey marble effect worktop. Integrated appliances include a fridge and freezer, washing machine, dishwasher and oven, with a 4 ring gas hob and extractor fan. This area has spotlight fittings and a frosted upvc double glazed window.

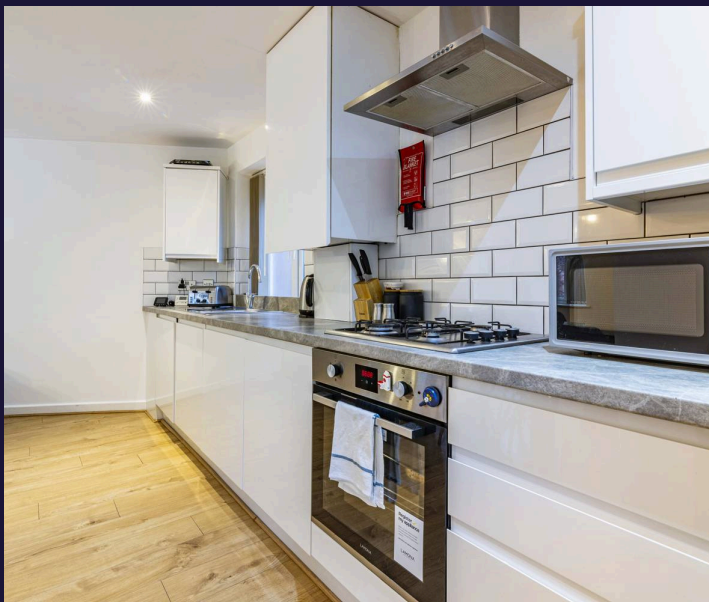
### Living/Dining Area

14' 10" x 10' 5" (4.53m x 3.18m)

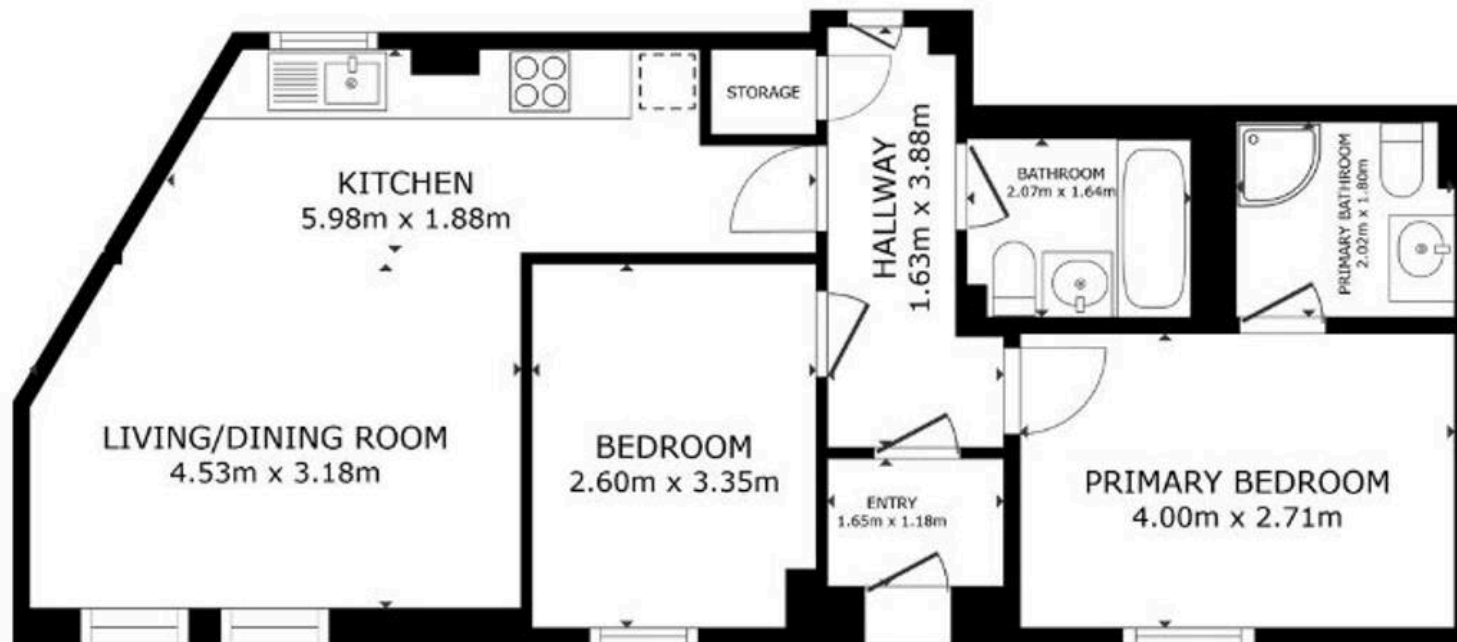
A spacious open plan area providing plenty of space for dining and living. The room is neutrally decorated with laminate flooring and white walls. There are two pedant light fittings and two upvc double glazed windows providing plenty of light to the space.

### Additional Property Details

- Property type: Flat
- Property Age Bracket: 2000s
- Council Tax Band: C
- Tenure: Leasehold
- Lease Expiry: 20/05/2191
- Ground Rent: £1,000.00 per year
- Service Charge: £2,400.00 per year



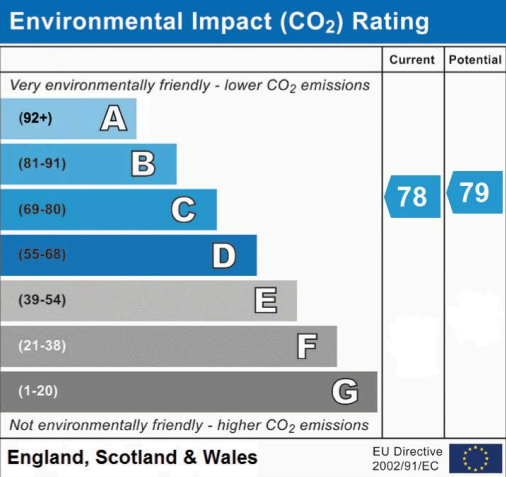
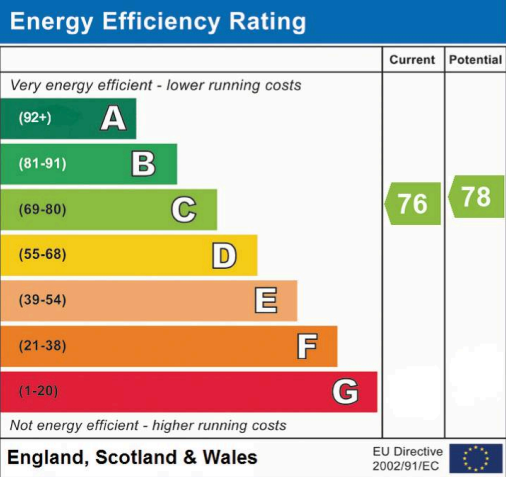




FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 61.9 m<sup>2</sup>  
TOTAL : 61.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









## Comfort Estates

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