



## Flats at 71, Mansfield Road, Daybrook, Nottingham – NG5 6BE

Guide Price £525,000 – £550,000

## Flats at 71, Mansfield Road

Nottingham

Calling all investors. Four refurbished apartments sold as one investment, including a vaulted top-floor unit. No chain, ready to let, close to amenities & transport. Est. £41,100 pa income, up to 7.8% gross yield.

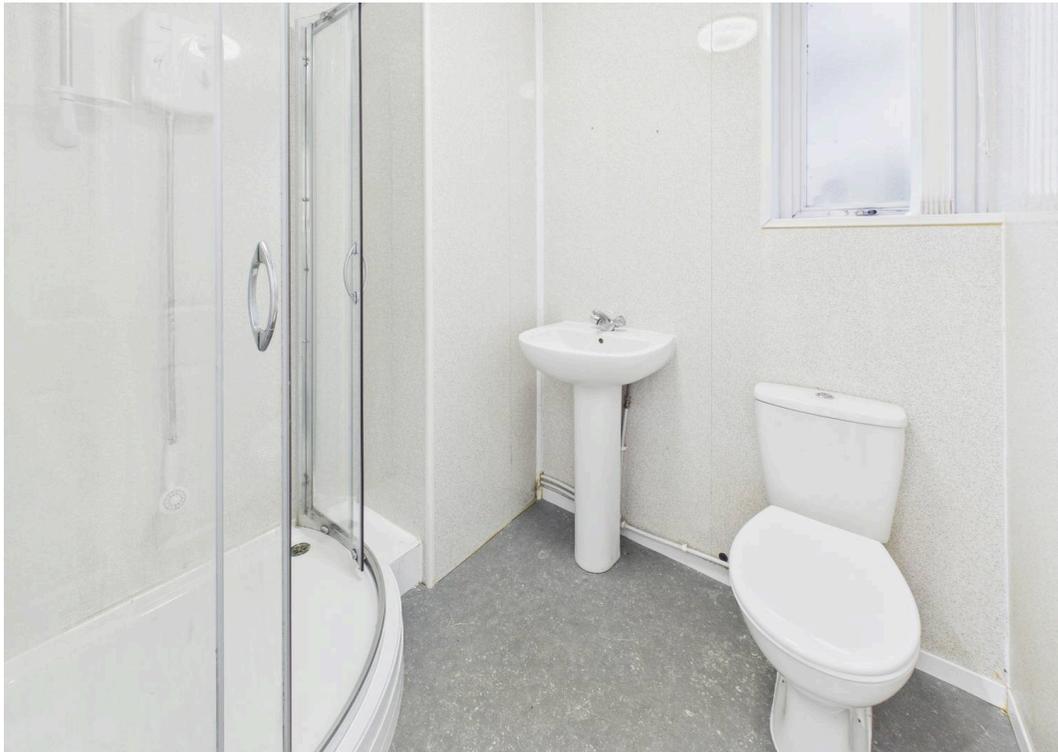
Council Tax band: A

Tenure: Freehold

- \*\*\*\* INVESTMENT OPPORTUNITY - Four self-contained apartments sold as one investment
- Estimated rental income of approximately £825-£900 PCM with projected annual income of £41,100
- All units available immediately with no upward chain
- Two well-proportioned ground floor apartments
- Two well-proportioned first-floor apartments including one with two double bedrooms
- Impressive top floor apartment with vaulted ceiling and multiple skylights
- Contemporary kitchens with integrated cooking appliances
- Modern shower rooms with electric showers
- Close to city centre location and walking distance to local shops and amenities
- Attractive proposition for student or professional lets









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

254.3 m<sup>2</sup>

2737 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>

15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

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