



Flat 1 & 2 80, Victoria Road, Nottingham - NG5 2ND

Offers Over £270,000





Flat 1 & 2 80, Victoria Road

Nottingham

INVESTMENT OPPORTUNITY! Offering two self-contained flats with tenants in-situ - close to shops, cafes & bus routes into the City Centre. Estimated upto £19,080 PA income and up to 7.07% gross yield!

Council Tax band: A

Tenure: Freehold

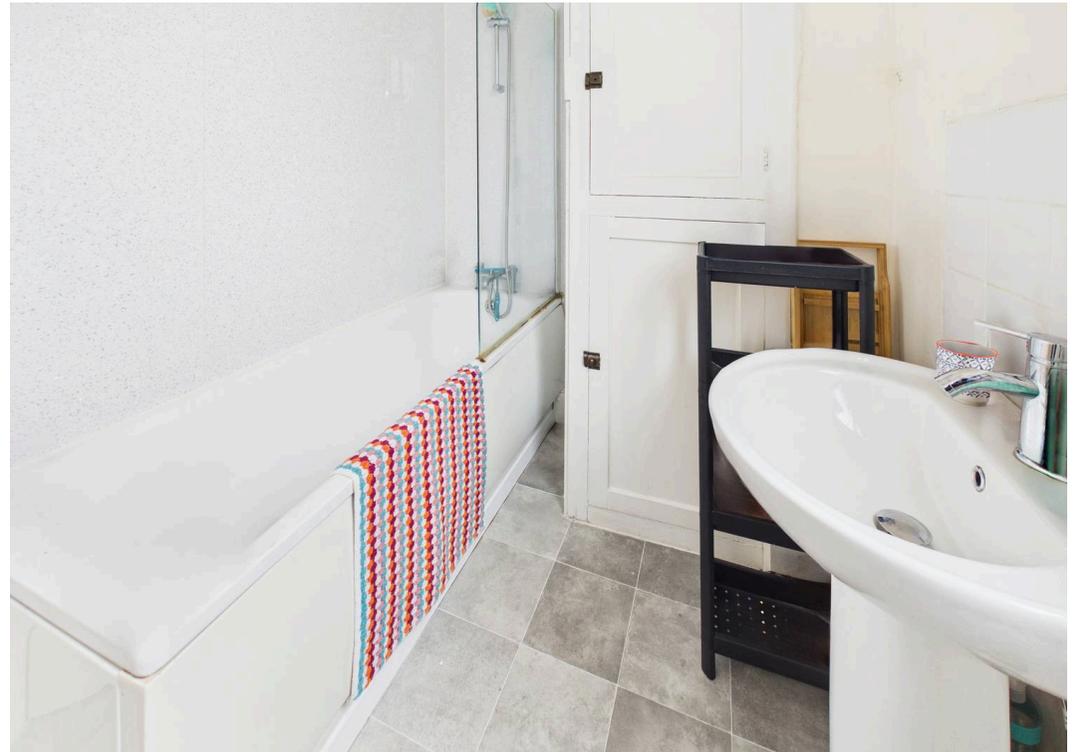
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- PERFECT INVESTMENT OPPORTUNITY
- Rental income for both flats approx £1500-£1590 PCM and projected income £18,000-£19,080 PA (gross yield of 6.67% to 7.07%)
- Versatile freehold property arranged as two self-contained flats
- Convenient location near shops, cafes and restaurants
- Travel and bus routes close by with easy links into the City Centre
- Offered with tenants in-situ and ideal for landlords seeking income
- Spacious one bedroom ground-floor flat
- Good-sized two-storey first-floor flat with two bedrooms
- Low-maintenance communal rear garden with patio
- Double-width driveway with potential for off-street parking

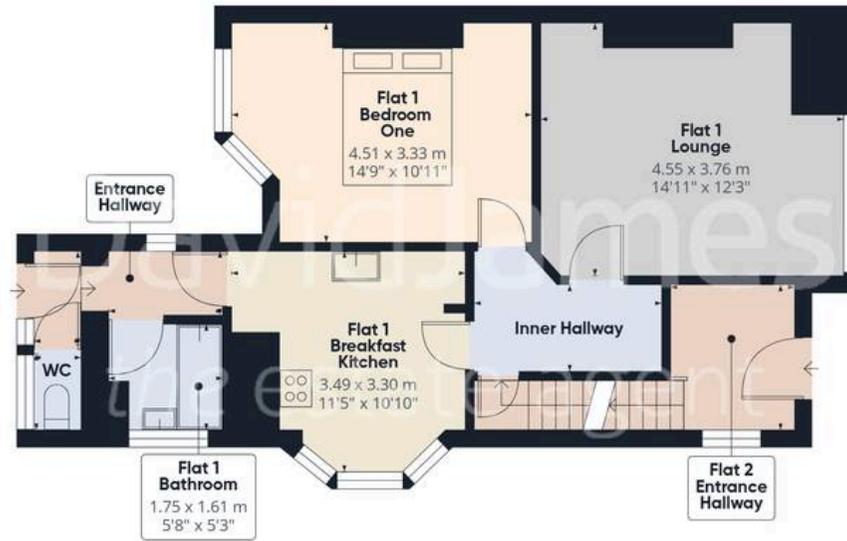








Floor -1



Floor 0

Approximate total area⁽¹⁾

131.3 m²

1412 ft²



Floor 1



Floor 2

(1) Excluding balconies and terraces

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

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.