



9 Swanns Building, NG1 1LD

£130000.00



A Summary

| Contemporary Studio Apartment | Investment/Owner Occupier Opportunity | No Chain | Leasehold Property | Historic Lace Market | Original Sash Windows |

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Story of the house

Welcome to the perfect spot for first-time buyers, single professionals, or couples looking for the city living lifestyle. Located in the Swanns Building in the historic Lace Market area, this contemporary studio offers modern style and convenience within a vibrant area of the city. For investors, don't miss out on this unique opportunity with no onward chain!

Located in a highly-regarded conservation area steeped in culture and history, The Lace Market is a historic quarter-mile square area of Nottingham and a sought-after residential area of the city centre, particularly popular with professionals. Formerly the centre of the world's lace industry, The Lace Market is now a protected heritage area. Predominantly Victorian architecture and some handsome Georgian residences make this a go-to area. The apartment is on the doorstep to the city with much to offer including fantastic restaurants and bars, retailers, and public transport links.

The property is being sold with no upward chain and is currently occupied by tenants in a fixed term agreement until 21/10/2024 for £895.00PCM which represents a gross rental yield of 8.3%.

We look forward to hearing from you to book in for a viewing!



The Hallway

The entrance hallway boasts a sleek, minimalist design with white walls and ceiling lights. On the right can be found a useful built in storage cupboard.

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The Kitchen/Diner

Entering the flat through to the open plan space, neutrally decorated, showcasing bare brick feature walls and original sash windows with secondary glazing.

There is a dark wood effect kitchen with black worktops and tiled splashbacks. The appliances included are fridge/freezer, dishwasher, washing machine, 4 ring electric hob with extractor over and electric oven.

To the other side of the room is space for a dining area.

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The Living Room

This light-filled and modern living area seamlessly integrated with the kitchen and dining space, where exposed brick walls add character and warmth to the contemporary design. The room is bathed in natural light pouring through beautiful original sash windows, creating a serene atmosphere perfect for relaxing or entertaining. The open layout encourages easy flow and interaction among guests. A discreet storage cupboard, cleverly tucked away, provides ample space to keep clutter at bay.

Whether enjoying a meal or simply unwinding, this inviting living area embodies the perfect blend of charm and functionality. A useful storage cupboard can also be found

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The Bedroom

The bedroom area is smartly partitioned off from the main space by a transparent screen with large built in wardrobes and storage cupboards above. High ceilings, bare brick walls and large original sash windows are featured throughout this bright space.

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The Bathroom

A modern bathroom with a large walk in shower, WC, washbasin and mirror. The room is neutrally decorated with tiled shower surround and flooring. There is a frosted sash window and chrome heated towel rail.

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The Parking

No Parking

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The Leasehold

| Service Charge: £2000 per annum | Ground Rent: £95.00 per annum | 976 years remaining on the lease | Tenancy: The property is currently tenanted on a fixed term basis until 31-10-2024 for a rent of £895.00 per calendar month |

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The Utilities, Rights and Restrictions

Total Floor Area: 44 square metres | Electric: Mains Supply | Water: Mains Supply | Heating: Electric Heating | Broadband: Ultrafast available in the area | Mobile Coverage: You are likely to have voice and data coverage | Sewage: Mains Supply | Restrictions: Ask Agent | Tenure: Freehold | Easements, servitudes or wayleaves: Ask Agent | Public rights of way: Ask Agent | Conservation area: Yes | Coal Mining: The property is within the Coalfield Consultation | Parking: No Parking | Licencing Area: The property is within the Selective Licence Area | Council Tax - Band C | Flood risk: Not known | Flood defences: Not known | Accessibility: There are steps to and within the property and no lift access, flat is on the first floor |

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The Viewings and EPC

Strictly by appointment with Comfort Estates. Energy Performance Certificate: To inspect the full EPC for this property please contact our office on 0115 9338997. The graphs attached show the property's energy efficiency and environmental impact rating. Comfort Estates 47 Derby Road, NG1 5AW
www.comfortlettings.co.uk Comfort Letting Agents LLP is a limited liability partnership registered in England & Wales (registered number OC365521). Registered head office is, Comfort Letting Agents, 47 Derby Road, Nottingham, NG1 5AW a list of members is available for inspection. VAT No: 157879546

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The Disclaimer

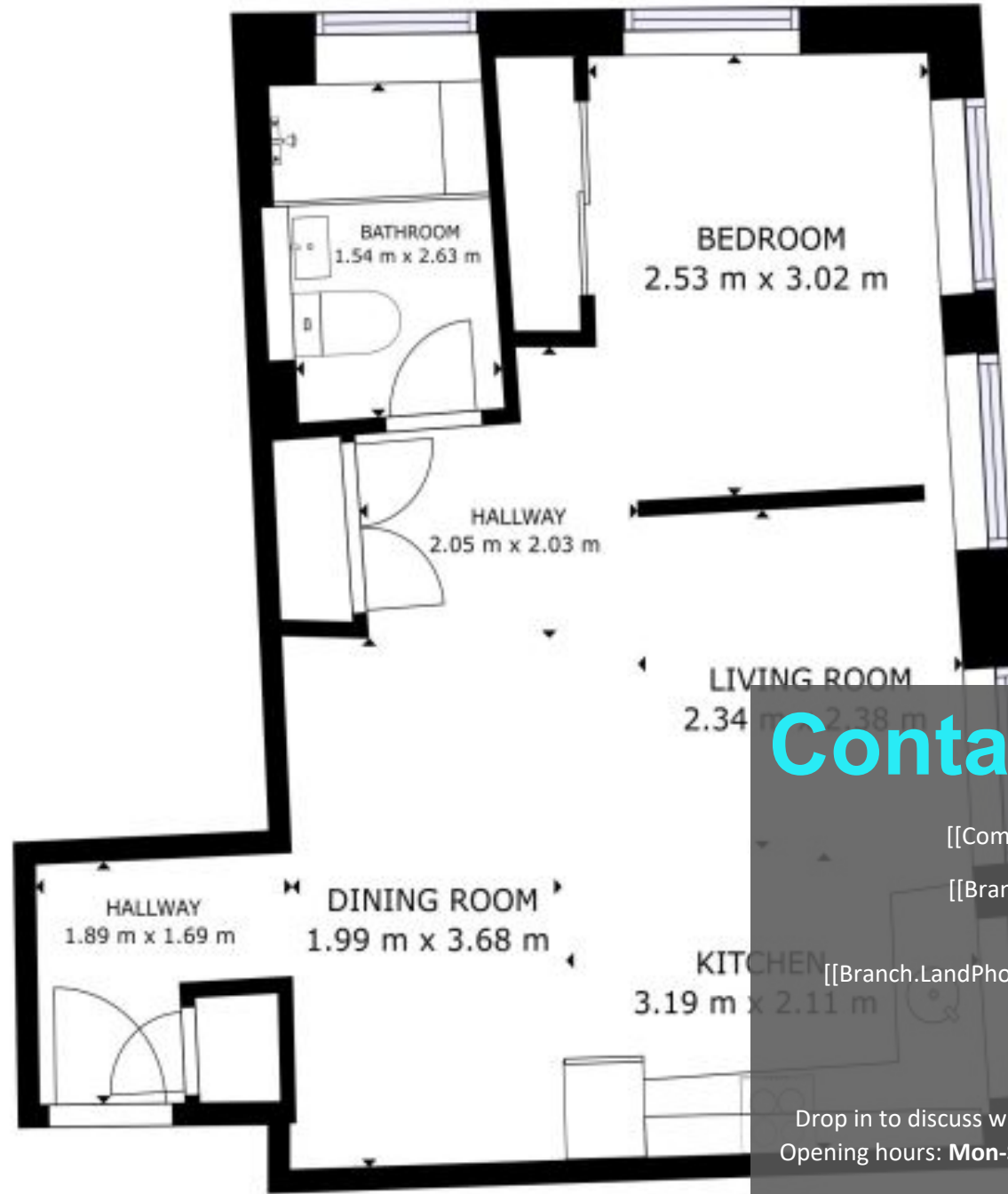
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The Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Comfort Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Comfort Estates removing a property from the market and instructing solicitors for your purchase.

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Drop in to discuss with a member of our friendly team:
Opening hours: **Mon-Sat 9:00-17:00, Sun By Appointment**