

17 Colwick Road, Nottingham - NG2 4AL

Offers Over **£160,000**

DavidJames
the estate agent







17 Colwick Road

Nottingham

Investment opportunity! Period property split into 2 apartments (1-bed ground floor, 2-bed duplex) in a highly popular Sneinton location near the city centre. Unique opportunity with huge potential!
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Period conversion investment property comprising two distinct apartments
- Prime Sneinton location with high tenant demand and easy access to the city
- No. 17 - Ground floor 1-bed apartment, living room, kitchenette, double bedroom and en-suite bathroom
- No. 17A - Versatile duplex apartment, accessed via secure gated entrance and spread across two levels to offer excellent living space
- Strong income potential with attractive long term returns (current/projected rental income: £____ pcm; estimated gross yield: ____% / net yield: ____%)
- Secure access - No.17a benefits from private gated entrance, enhanced safety and appeal to tenants
- Value-add opportunity (ground floor apartment ready for improvement works to boost rental income and capital value)
- Highly desirable and standout investment opportunity



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