

LOT

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Flat 211, Avalon Court, Kent Street, Nottingham NG1 3BW

Guide price\* £45,000–£50,000



**A second floor studio student apartment let out on a 44 week contract for £142.50 per week to appeal to landlord investors and property professionals.**

#### Description

Avalon court is a modern student accommodation development in the heart of the city centre of Nottingham. Flat 211 is a studio flat on the 2nd floor is let out on a 44 week contract generating £142.50 per week. The development has appeal for the modern student who seeks a luxury home during their time at University and provides a high quality, private study area as well as outstanding communal facilities such as a games room, cinema room, social rooms, bike store and gymnasium.

#### Location

Nottingham Trent University and the University of Nottingham's main campus are both within walking

distance. Brilliant location for accessing transport, Nottingham train station is within walking distance, along with the trams and busses also being close by. This student complex benefits from having all of Nottingham's most popular bars and restaurants on its door step, along with the city centres principle shopping.

#### Accommodation

**Ground Floor** Communal access lift and stairs to all floors.

**Second Floor** Open plan living space incorporating the bedroom area, separate shower room/W.C.

**Outside** Communal facilities such as a games room, cinema room, social rooms, bike store and gymnasium.

#### Tenure

Leasehold

#### EPC

Energy Efficiency Rating B

#### Auction Valuer

Lucy Crapper ANAVA

#### Note

Any plans and measurements shown are for information only, are not to scale and cannot be relied on. The auctioneers were unable to inspect the property at the time of print. Purchasers are deemed to have relied upon their own enquiries and inspections as to the internal layout of the property.

#### Viewing

Strictly by appointment with joint agent Frank Innes Nottingham 0115 950 5081.



For any other general auction enquiries please call the auction team on 0114 254 1185 or email [auctions@countrywide.co.uk](mailto:auctions@countrywide.co.uk) Direct non confirmed viewings at the property are not permitted; you must make an appointment with the agent prior.