



## 1 bed studio flat to buy in NG1

14-22 Shakespeare Street, Nottingham,  
Nottinghamshire, NG1 4AH

**£27,500** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Located in the centre of NG1 Nottingham
- ✓ Built-in kitchenette with oven, hob and extractor hood
- ✓ Access to communal lounges with sofas, TVs and activity tables
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C

## Description

Pattinson Auction are proud to present this fantastic opportunity to purchase an incredible investment opportunity in Central Nottingham!

Situated in the ever-popular Bard House development in the heart of NG1, this ready-made investment opportunity is ideal for landlords looking to tap into Nottingham's thriving student rental market. Offering a strong potential return and a highly convenient city centre location, this is the perfect starter investment for anyone looking to grow their portfolio with a low-maintenance property in a high-demand area.

The apartment itself is thoughtfully designed for student living, featuring a built-in kitchenette complete with oven, hob, extractor hood and fridge, alongside a dedicated desk/study area and a private en-suite shower room. The building also benefits from excellent communal facilities including shared lounge areas with sofas, activity tables and TVs, creating a social environment that remains highly attractive to students year after year.

Located in the centre of Nottingham, Bard House places tenants within walking distance of shops, restaurants, bars, transport links and university buildings. Both Nottingham Trent University and the University of Nottingham are easily accessible, making this an ideal base for students wanting convenience and city living.

Currently achieving approximately £150 per week in rent, the figures make for an impressive investment proposition:

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 237

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £4,000.00

Price: Starting Bid £27,500

Property Type: Studio flat

Risk of floods and or erosion: No

Flooded in last 5 years: No


Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Restrictions: Yes



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

14-22 Shakespeare Street, Nottingham, Nottinghamshire, NG1 4AH

Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
**[www.partneragents.co.uk](http://www.partneragents.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

