



3 bed apartment to buy in NG1

Barker Gate, Nottingham,
Nottinghamshire, NG1 1JU

£185,000 Starting Bid

 x 3  x 2  x 1

Tenure

Leasehold

Secure parking

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY
- ✓ Excellent rental history spanning 15+ years
- ✓ Huge 6.78m x 7.00m open-plan living/kitchen/dining space
- ✓ VACANT POSSESSION – Refurbish, reposition & re-LetThree

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY.****

This excellent HMO property represents a compelling opportunity to acquire a generously proportioned three-bedroom HMO investment in the heart of Nottingham city centre.

Offered for sale in partnership with Pattinson Auction through its Secure Sale online bidding process, the property presents an attractive opportunity for investors seeking an established rental investment with considerable potential for improvement.

****OVERVIEW****

Extending to approximately 1,194 sq ft / 111 sq m, the apartment is notably larger than many conventional city-centre apartments and offers a layout particularly well suited to three sharers.

The property has an excellent rental history spanning approximately 15 years, demonstrating long-standing appeal within the Nottingham rental market. Based on a potential rental income of around £1,750 per calendar month, the property could generate approximately £21,000 per annum before expenses. The gross yield will depend on the final purchase price, achievable rent and associated costs.

****THE PROPERTY****

At the centre of the apartment is an impressive open-plan living, kitchen and dining room measuring approximately 6.78m x 7.00m, creating a substantial communal space with clearly defined areas for cooking, dining and relaxing.

For an investor targeting shared occupation, this is a significant strength. The property offers tenants a genuinely comfortable communal environment rather than simply a series of bedrooms with limited shared space.

The fitted kitchen provides extensive work surfaces and storage, integrated appliances and an island-style breakfast bar, although an incoming purchaser may wish to modernise elements of the kitchen as part of a wider cosmetic refurbishment.

The apartment provides three well-proportioned double bedrooms:

Bedroom One: approximately 2.89m x 4.74m

Bedroom Two: approximately 2.98m x 4.39m

Bedroom Three: approximately 2.89m x 5.61m

Each offers space for a double bed together with storage and study furniture, making the accommodation suitable for either student or professional sharers.

There are also two bathrooms, including an en-suite arrangement, which further strengthens the practicality of the layout for shared occupation.

****THE RENTAL OPPORTUNITY****

While investors often favour tenanted property for immediate income, vacant possession can be a genuine advantage here. The purchaser is not inheriting an existing tenancy, historic rental level, furniture package or another landlord's specification.

Having operated successfully as a rental property for many years, it would now benefit from cosmetic updating, particularly to the kitchen, bathrooms and general presentation. This opportunity for improvement has been considered within the auction pricing strategy.

The surrounding rental market strongly supports the investment proposition. Census analysis of the approximately 1km catchment identifies 23,455 residents and 9,304 households, with 50% of homes privately rented, demonstrating a firmly established rental market.

The tenant pool is also broader than students alone. Census records 24,007 people working within the catchment, alongside a daytime population of approximately 38,155, reinforcing the area's appeal to working professionals as well as students.

The city's urban character is further reflected in travel behaviour, with approximately 60.1% of households having no car or van, supporting the importance of walkability, public transport and proximity to employment and amenities.

Despite this, the apartment also benefits from one secure parking space behind electric gates, adding another useful point of difference from competing city-centre stock.

Another notable investment feature is the property's EPC rating of B (85), stated as valid until 2035, providing a strong starting point from an energy-efficiency perspective.

The tenure position is also attractive, with a 999-year lease from 24 June 1999, £NIL ground rent and service charges currently stated at £3,348.58 per annum.

****INVESTMENT SNAPSHOT****

- Starting Bid: £185,000 (Secure Sale Online Auction)

- Potential Rent: £1,750 PCM
- Potential Annual Income: £21,000
- Approx. 1,194 Sq Ft / 111 Sq M
- Three Double Bedrooms
- Two Bathrooms
- Secure Parking
- EPC B
- Vacant Possession

This is a substantial city-centre apartment with a proven rental history spanning approximately 15 years, excellent internal proportions, strong local rental fundamentals and clear scope for an incoming investor to improve, reposition and relaunch the property for its next rental cycle.

****PROPERTY INFORMATION****

Tenure: Leasehold

Lease: 999 years from 24 June 1999

Ground Rent: £NIL

Service Charge: £3,348.58 per annum

Council Tax: Band C

EPC: B (85), valid until 2035

The above tenure, lease and service-charge information has been provided by the Seller and should be verified by the purchaser's legal representative during conveyancing.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 972

Annual Service Charge Amount: £3,348.00

Price: Starting Bid £185,000

Property Type: Apartment

Parking: Secure

Year built: 1999

Construction materials: Brick and block

Risk of floods and or erosion: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	S4	S4
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Barker Gate, Nottingham, Nottinghamshire, NG1 1JU

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

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