



Rex Gooding

1-4 Bancroft, Barrack Lane, Nottingham, NG7

Guide Price: £425,000

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PRIME INVESTMENT OPPORTUNITY IN PRESTIGIOUS THE PARK

Guide Price: £425,000 | Rental Income: £3,235 per month | Freehold
| 4 x Apartments | 2 x 605 SQ.FT | 2 x 1134 SQ.FT

PLEASE NOTE DOES NOT INCLUDE THE 2 X SHOPS BOTH WITH A FLOOR ABOVE. IS THE THREE STOREY BAY FRONTED FLYING FREEHOLD ABOVE CONSISTING OF X 4 SELF CONTAINED FLATS.

EXCEPTIONAL LOCATION

Discover this remarkable investment property in the heart of Nottingham's most prestigious residential area, The Park. Perfectly positioned overlooking Derby Road with enviable views, this unique building sits moments from Park Stores and benefits from excellent transport connectivity. Multiple bus routes provide seamless access to Queen Medical Centre, both Nottingham University and Nottingham Trent University, and the vibrant city centre - making this an ideal location for professional tenants and students alike.

DISTINCTIVE ARCHITECTURAL FEATURES

This captivating three-storey Victorian conversion showcases exceptional character with its unique "Flying Freehold" design.

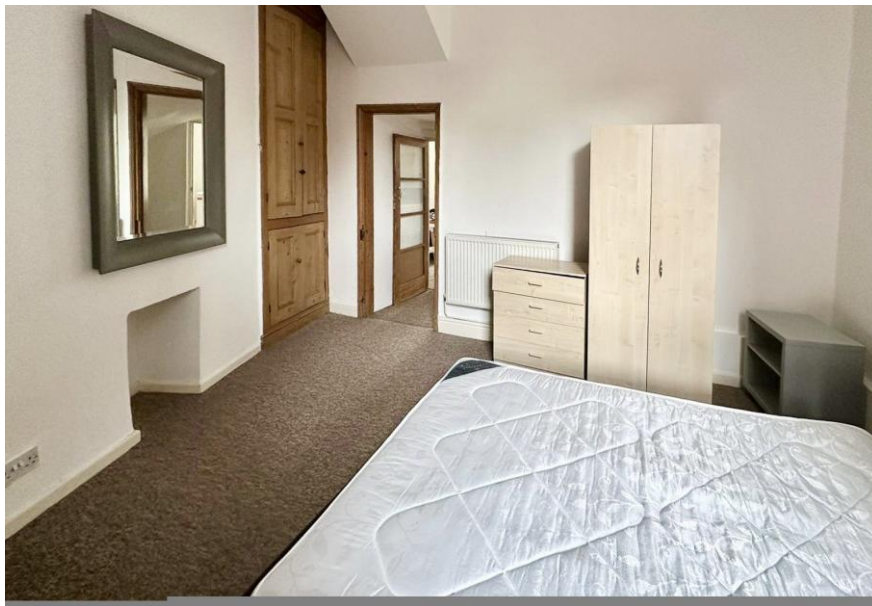
PREMIUM ACCOMMODATION - FOUR FULLY TENANTED APARTMENTS

Apartment One - £795 PCM | Council Tax Band A - 605 SQ.FT
Sophisticated One-Bedroom Ground Floor Apartment

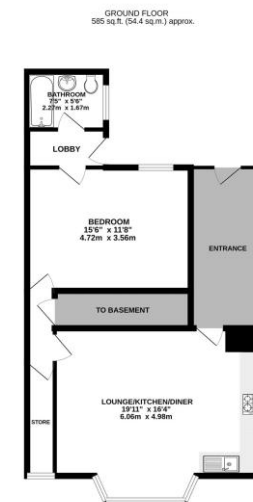
Expansive open-plan living room seamlessly integrated with modern fitted kitchen











TOTAL FLOOR AREA: 585 sq. ft. (54.4 sq.m.) approx.