Palace Auctions London

AUCTION CONTRACT



LET RESIDENTIAL INVESTMENT · AVAILABLE NOW UNDER AUCTION CONTRACT

137 Yale House, Rivermead

West Bridgford, Nottingham NG2 7RN

GUIDE PRICE	RENT	GROSS YIELD	ACCOMMODATION
£90,000	**£10,200**	**c. 11.3%**	**1 bed**
Leasehold – c. 138 years	per annum (£850 pcm)	at the guide price	first floor · balcony

A well-presented one-bedroom first floor flat with a private balcony in a riverside block beside the River Trent in West Bridgford, Nottingham, let at £850 a month – a high-yielding buy-to-let in one of the city's most popular suburbs.

The investment

A high-yielding buy-to-let in West Bridgford, producing **£10,200 a year** – a gross yield of about **11.3%** at the guide price of £90,000.

137 Yale House is a one-bedroom flat on the first floor of Rivermead, a purpose-built block on the banks of the River Trent in West Bridgford, served by a lift. The flat extends to about 49 sq m (530 sq ft) and has an entrance hall with built-in storage, a living and dining room, a fitted kitchen, a double bedroom and a shower room. Both the living room and the bedroom open onto a private balcony. There is unallocated parking on site.

The flat is let on an assured shorthold tenancy at **£850 a month**. It is held on a long lease of 189 years from 24 June 1975, with about **138 years** remaining. The EPC rating is D and the council tax band is A.

Key features

- Let at £850 a month – c. 11.3% gross
- One-bedroom first floor flat with lift
- Private balcony off living room and bedroom
- About 49 sq m (530 sq ft)
- Fitted kitchen and modern shower room
- About 138 years remaining on the lease
- Unallocated parking on site
- EPC D · council tax band A

Property summary

Tenure	Leasehold – 189 years from 24 June 1975
Floor	First floor, with lift
Floor area	c. 49 sq m / 530 sq ft
Tenancy	Assured shorthold
Rent	£850 pcm / £10,200 pa
Ground rent / service charge	See legal pack
EPC / council tax	D / Band A



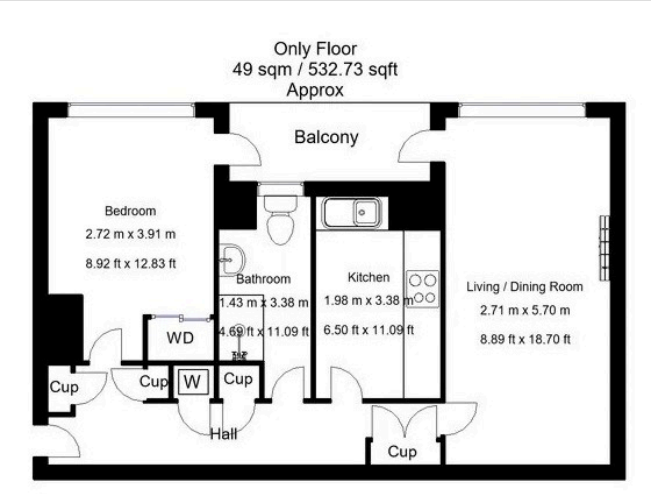




Accommodation

Living / dining room	5.70 × 2.71 m (18'8" × 8'11")
Kitchen	3.38 × 1.98 m (11'1" × 6'6")
Bedroom	3.91 × 2.72 m (12'10" × 8'11")
Shower room	3.38 × 1.43 m (11'1" × 4'8")
Balcony	Off the living room and bedroom

The living room has a feature fireplace with an electric fire and a door to the balcony. The kitchen has gloss units, an electric oven and hob. The shower room has a shower enclosure, vanity basin and WC. Heating is by electric panel heaters.



Approximate floor area 49 sq m / 530 sq ft. For identification only – not to scale.







Location

Rivermead stands on the banks of the River Trent in West Bridgford, one of Nottingham's most sought-after suburbs, close to the River Trent, Trent Bridge cricket ground and the City Ground. The cafés, restaurants and shops of Central Avenue are close by, and Nottingham city centre is just across the river.

Transport

- Frequent buses to Nottingham city centre and the railway station in about six minutes
- A52 and A60 close by, with cycle paths along the River Trent

Local amenities

- Central Avenue cafés, restaurants and shops
- River Trent, Trent Bridge and the City Ground

Method of sale and buyer's costs

Method of sale	Available now under an unconditional auction contract, on Palace Auctions terms and conditions and subject to the **Seller's own Special Conditions of Sale**. This property is not in the current auction catalogue. When terms are agreed, contracts are exchanged immediately
Guide price	£90,000
Tenure	Leasehold, 189 years from 24 June 1975 (about 138 years remaining). Sold subject to the existing assured shorthold tenancy
EPC and council tax	EPC rating D · Council tax band A
Completion and legal pack	Completion as set out in the Seller's Special Conditions of Sale. Lease, tenancy and legal documents available on request
Viewing	Strictly by appointment with Palace Auctions London, with at least 48 hours' notice as the flat is let

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price	On exchange
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange
Contract documents charge	£850 plus VAT	On exchange
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Any further charges payable by the buyer are set out in the Seller's Special Conditions of Sale. Before an offer can be accepted, buyers must complete our anti-money laundering checks.

Guide price and important notice

The guide price is an indication of the seller's current minimum acceptable price. It is not a valuation and may change. These particulars are a general guide and do not form part of any contract. Measurements, distances and income are approximate or supplied by the seller and must be verified by buyers through the legal pack, inspection and their own enquiries. Photographs and plans are for illustration only and furniture shown is not necessarily included. The sale is subject to the Palace Auctions General Conditions of Sale, the RICS Common Auction Conditions and the Seller's Special Conditions of Sale.

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