

FREEHOLD



Flat - Purpose Built (EPC Rating: E)

## 2 TAVISTOCK COURT, NOTTINGHAM, NG5 2EH

Asking price

# £65,000

**McLains**  
— ESTATE AGENCY —



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E

# 1 Bedroom Flat - Purpose Built located in Nottingham

Nestled in the sought-after Tavistock Court, Nottingham, this well-presented one-bedroom studio flat offers an excellent opportunity for both first-time buyers and investors alike. Spanning a compact yet functional 215 square feet, this purpose-built top-floor apartment is designed for modern living and convenience.

The property features a welcoming reception area that seamlessly integrates with the lounge and kitchen, creating a versatile space perfect for relaxation and entertaining. The studio is adorned with UPVC double glazing throughout, ensuring warmth and tranquillity, while the fully tiled shower room adds a touch of contemporary elegance.

Built in 1960, this flat has been well-maintained and is currently let, generating an impressive annual income of approximately £4,740. This makes it an attractive investment opportunity for those looking to expand their property portfolio. Additionally, the flat comes with an allocated parking space, a valuable asset in this bustling area.

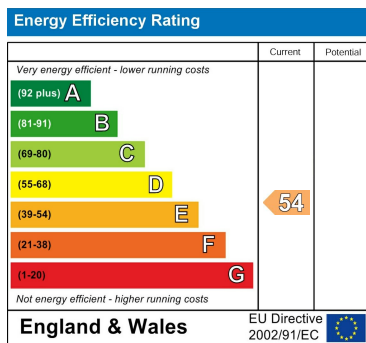
Situated in a popular residential location, the property is conveniently close to Nottingham's vibrant City Centre, offering easy access to a plethora of shops, restaurants, and local amenities. Internal viewing is highly recommended to fully appreciate the charm and potential of this delightful studio flat. Do not hesitate to contact us to arrange an appointment and explore this fantastic opportunity further.



Council Tax Band

A

Energy Performance Graph



Call us on

01582 441225

[info@mclains.co.uk](mailto:info@mclains.co.uk)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.