



Daniels Quarters

672 - 678 Woodborough Road
Nottingham, NG3

10 newly refurbished apartments. Fully
let in sought after Nottingham Suburb.

Price: £1,400,000

Freehold - No service charge

Rental pcm: £775 to £1200

Gross Income £111,660 p.a + £6000 Service Charge

Yield 7.54% after acquisition costs

Woodborough Road

The property has undergone a full top to bottom refurbishment to deliver 10 new and top quality apartments including new Doors and Double Glazed Windows, Dormer Windows , Kitchens, Bathrooms and Flooring together with WiFi and CCTV coverage also installed.

The Location

The Development is located in the much sought after Mapperley area of the city some 2 miles from the city centre.

There are a number of local shops opposite with an Aldi Supermarket just 200m walking distance.



Mapperley Top is just 800m walking distance and is a bustling shopping centre that is home to an assortment of Bars (including Weatherspoons), Restaurants (including KFC) Coffee Shops (including Costa Coffee) and retail outlets (including Boots, Farm Foods, Co-op and Sainsburys)



2.2 Mile

To Nottingham City Centre



3.5 miles to

Trent Bridge Cricket Ground
Nottingham Forst City Ground
Notts County Meadow Lane



13 Minutes by car

Nottingham Train Station



6 Minutes car to
13 Minutes by car to

City Hospital
QMC Hospital

Accommodations & Rents

| | | |
|--------------|----------------|---------------|
| Apartment 1 | 70m2 - 2 Bed | £995 |
| Apartment 2 | 47 m2 - 1 Bed | £975 |
| Apartment 3 | 34 m2 - Studio | £950 |
| Apartment 4 | 47 m2 - 1 Bed | £775 |
| Apartment 5 | 56 m2 - 1 Bed | £955 |
| Apartment 6 | 49 m2 - 1 Bed | £955 |
| Apartment 7 | 74 m2 - 3 Bed | £1200 |
| Apartment 8 | 41 m2 - 1 Bed | £755 |
| Apartment 9 | 32 m2 - 1 Bed | £950 |
| Apartment 10 | 46m2 - 1 Bed | £795 |
| TOTAL | | £9,305 |
| | | £111,660/year |

Utilities

The properties benefit from electricity, water and Wi-Fi .

All Apartments are self contained with the tenants responsible directly for their own bills.



Living and Dining Space



Bedrooms



Bathrooms

Tenure

Freehold subject to 10 Shorthold Tenancies.

Tenancies

3 Apartments are let for 3 years with the other 7 on 6 month AST's.

Rents

Rents range from £755/month to £1,200/month exclusive of bills.

The annual rent In total will be £111,660 + £6,000 service charge. See Below.

Service Charge

Each Tenant pays an additional £50/month to cover WiFi and regular window cleaning.

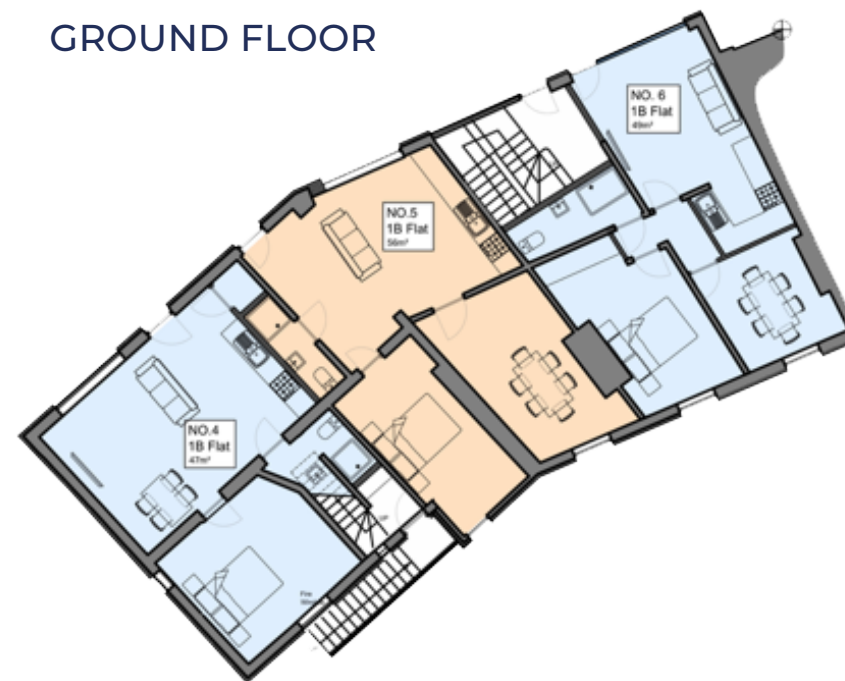
Operating Costs

The Virgin WiFi cost is £480 pa.

LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor Plans



The Local Area



The Local Area



The Price



We are seeking to achieve a Price of £1,400,000 which will show a return of 7.54% after acquisition costs, taking in to account Stamp Duty and legal costs.



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