



## Daniels Quarters

672 - 678 Woodborough Road  
Nottingham, NG3

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

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Price: £1,300,000

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Freehold - No service charge

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Rental pcm: £775 to £1200

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

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Yield 8.00% after Purchase 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

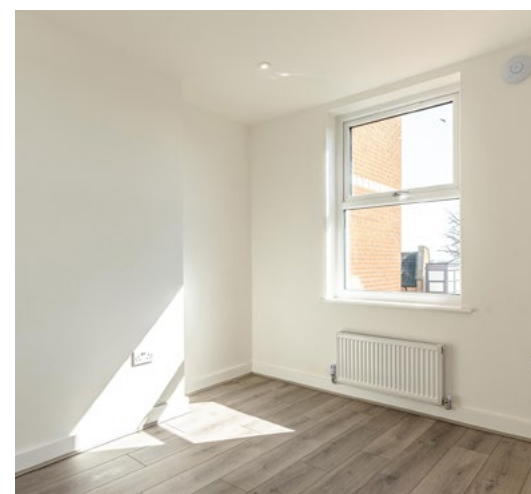
The properties benefit from electricity, water and Wi-Fi .

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.

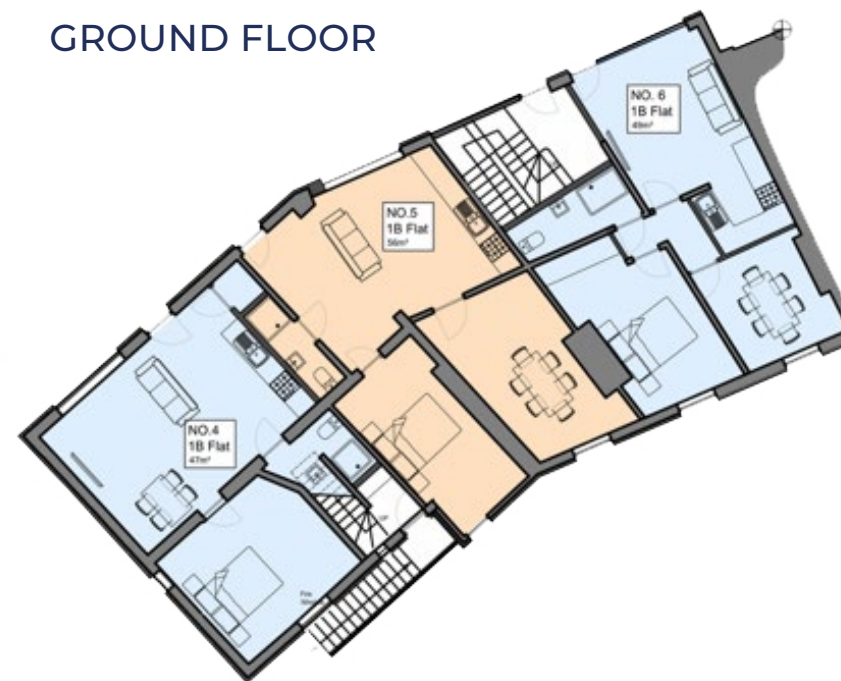
### Operating Costs

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 £1,300,000 which will show a return of 8.00% after acquisition costs, taking in to account Stamp Duty and legal costs.



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