

Rufford Court | 53 Melton Road | West Bridgford | Nottingham | NG2 7NE

Freehold Residential Investment in a prosperous Nottingham Suburb. Current Income £119,100 per annum

664m²
(7,145ft²)

- Eight two-bedroom flats and five one-bedroom flats
- Current income - £119,100 pa
- Potential income as existing £130,920 pa
- Highly prominent and established residential location
- Offers invited at £1,550,000
- Reversionary gross yield of 8.44%



FOR SALE



Location



Gallery



Contact





Location



Gallery



Contact

Location

Nottingham is a major provincial city in the East Midlands with substantial interests in retail, manufacturing, education, call centres, offices, warehousing and distribution. Nottingham has a population of circa 275,000 persons, 90,000 students, a leisure catchment of 750,000+ together with a shopping catchment of approximately 2,000,000.

West Bridgford is a densely populated residential area lying immediately south of the world-famous Trent Bridge, including Trent Bridge Cricket Ground and Nottingham Forest and Notts County football stadiums, approximately 1.5 miles due south of Nottingham City Centre.

Melton Road runs in southerly direction from its junction with Loughborough Road to the north to connect with the outer ring road at its southern extremity. This property is located on the eastern side of Melton Road, close to the junction with Rectory Road, North Road and Henry Road in a highly prominent location.

In recent years, a number of former dwellinghouses have been redeveloped to provide either self-contained modern apartments or refurbished Edwardian buildings.

This property is located in a highly prosperous and good socio-economic area where there is a strong and continuing demand for apartments for letting.

The area benefits from all local amenities and lies within walking distance of West Bridgford town centre which provides retail facilities and also hospitality premises.





Location



Gallery



Contact



Property

This property comprises a substantial building, probably erected anything up to 100 years ago, with accommodation arranged on ground and two upper floors. Since its original construction it has been extended and altered to the rear to now provide 13 spacious apartments, i.e. five one-bedroom and eight two-bedroom apartments. The property benefits from extensive car parking to both the front and rear of the subject property.

The property appears to be of 10.5" cavity brick construction under probably a pitched timber roof currently surfaced with clay tiles. The windows have been modernized with new PVC units.

Internally the property is in excellent condition and benefits from central heating to all the individual apartments. The services are all separately metered. The building has metal downpipes and gutters.

The car park is surfaced with tarmac and is open to Melton Road.

Photocopied plans showing the layout of the property are available.





Location



Gallery



Contact

Accommodation and Rents

Address	Tenancy	M ²	FT ²	Rent pcm	Rent pa
53 Melton Road – Flat 1	12 months AST from 04.09.2026	80	861	£895	£10,740
53 Melton Road – Flat 2	12 months AST from 20.02.2026	56	602	£825	£10,740
53 Melton Road – Flat 3	12 months AST from 08.12.2018	30	323	£650	£9,000
53 Melton Road – Flat 4	12 months AST from 25.09.2025	54	581	£825	£10,740
53 Melton Road – Flat 5	12 months AST from 14.09.2019	55	592	£795	£10,740
53 Melton Road – Flat 6	12 months AST from 19.11.2022	56	602	£795	£10,740
53 Melton Road – Flat 7	12 months AST from 17.03.2025	44	474	£750	£9,000
53 Melton Road – Flat 8	12 months AST from 03.03.2012	30	323	£625	£9,000
53 Melton Road – Flat 9	12 months AST from 27.09.2024	51	549	£725	£10,740
53 Melton Road – Flat 10	12 months AST from 17.09.2026	63	678	£795	£10,740
53 Melton Road – Flat 11	12 months AST from 13.07.2023	66	710	£795	£10,740
53 Melton Road – Flat 12	12 months AST from 13.03.2023	37	398	£750	£9,000
53 Melton Road – Flat 14	12 months AST from 27.09.....	42	452	£700	£9,000
Total		664	7,145	£9,925	£130,920

(This information is given for guidance purposes only).

The Estimated Rental Value has been calculated on the basis that the rents for the two-bedroom flats £895 pcm (£10,470 pa) and for the one-bedroom flats £750 pcm (£9,000 pa).



Location



Gallery



Contact

Tenure

Freehold.

EPCs and ASTs

Copies of the EPCs and ASTs are available upon request.

The precise EPC rating for each flat does vary slightly, but are all contained within either Band C or Band D.

Development Potential/ Refurbishment

Generally this property is in excellent condition but, as with a number of properties of this age, can benefit from upgrading as and when various apartments become vacant for reletting, thus enabling a purchaser to enhance the rental income.

Price

Offers are invited at £1,550,000 to show a gross yield of 7.68% and a reversionary yield of 8.44%.





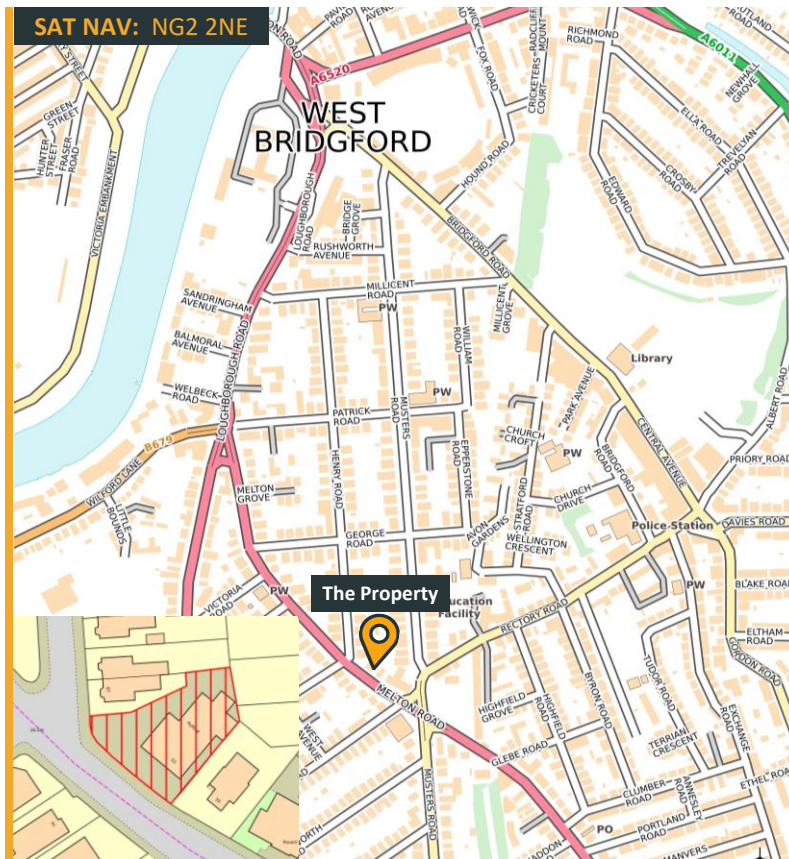
Location



Gallery



Contact



VAT

VAT is not applicable to this sale.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each side to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Noel Roper

07711 211 511

noel@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

01/10/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.