

## Unit 4-07 Minerva House, Spaniel Row, Nottingham, NG1 6EP

\*GUIDE PRICE: **£35,000+** (plus fees)

## Student Studio Apartment

This self-contained studio apartment is situated within Minerva House, a student accommodation block on Spaniel Row.

According to the Fortis Student Living website, the apartment comes furnished with a fitted kitchen, study area, and en suite. Residents of Minerva House have access to a range of communal facilities, including gymnasium, communal laundry facilities, and secure bicycle storage. They also benefit from 24/7 CCTV, free WiFi, water, electricity, and content insurance.

Nottingham has always been proud of its stunning fusion of heritage and history mixed with a modern, cosmopolitan city. It has an abundance of cultural hotspots, with the city most famous for being home to legendary figure Robin Hood, poet Lord Byron, and novelist D.H. Lawrence.

Old Market Square: 1 minute walk  
 Nottingham Trent University: 12 minute walk  
 University of Nottingham (main campus): 15 minute tram journey

Please note: The unit is currently vacant, but provisionally booked 06/09/19 – 09/07/20 (subject to contract) Prospective purchasers are advised to check the legal pack to confirm details as Auction House have not had sight of the terms at the time of cataloguing.

**Tenure:** See Legal Pack

**Local Authority:** Nottingham City Council

**Energy Performance Certificate (EPC):** Current Rating E

## Additional Fees

**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.