

# RESIDENTIAL INVESTMENT / DEVELOPMENT OPPORTUNITY WITH HOSTEL USE

91-93 Waterloo Crescent, Nottingham NG7 4AX



## BUY!

**£475,000**  
**FREEHOLD**



### DETACHED FOUR STOREY BUILDING CURRENTLY USED AS 14 BEDROOMED HOSTEL ACCOMMODATION

- Originally constructed as two semi-detached dwellings
- To be sold with vacant possession
- Conversion opportunity to either two dwellings or apartments subject to necessary consents

#### Location:

Waterloo Crescent is an attractive treelined road situated close to the Forest Recreation Ground approximately 2 miles to the north of the city centre.

This is a popular residential area with good local amenities including an Asda supermarket and has the benefit of being close to the tramline giving quick and easy access into the city centre.

#### Description:

Originally constructed as two semi-detached dwellings the buildings are now in a single ownership and have been merged together in order to provide for a large hostel with 14 bedrooms and ancillary accommodation.

There is a car park to the rear accessed from Hardy Street.

#### Accommodation:

Accommodation is over four floors, ground floor access from Waterloo Crescent and lower ground floor access from Hardy Street, please note, part of the lower ground floor is subterranean.

The total gross floor area is approximately 560 sq m (6,028 sq ft)

#### Planning:

We understand the property has planning consent for Hostel use.

We believe there maybe provide an opportunity for a change of use to provide either two single semi-detached dwellings or a number of apartments, however this would be subject to formal planning consent and interested parties are advised to make their own enquiries in this respect.

#### Price:

The property is for sale on a freehold basis with vacant possession at an asking price of:-

**£475,000**

#### VAT:

Vat is not applicable to the purchase price.

#### EPC:

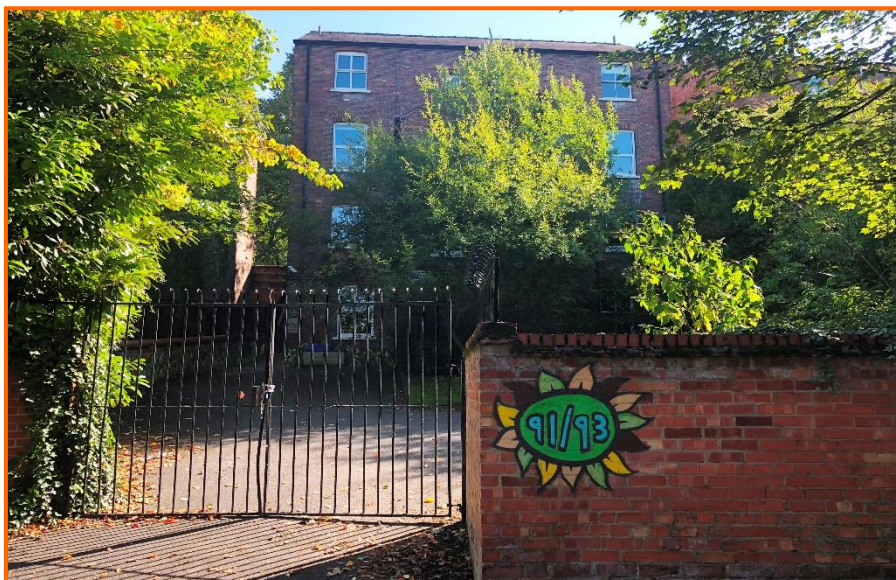
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**Interested? Contact Matthew Hilton 0115 950 6612 [mhilton@heb.co.uk](mailto:mhilton@heb.co.uk)**

**0115 950 6611**

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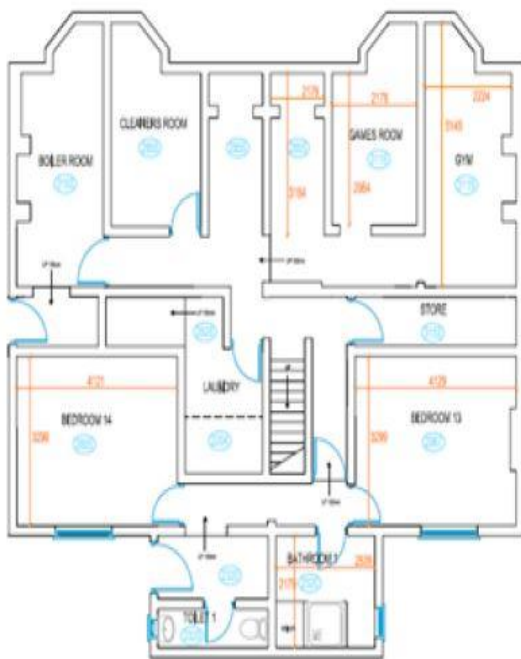


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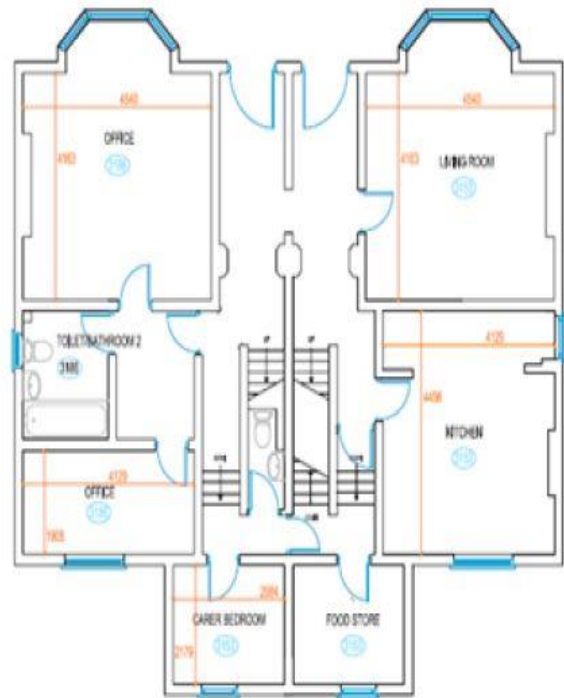
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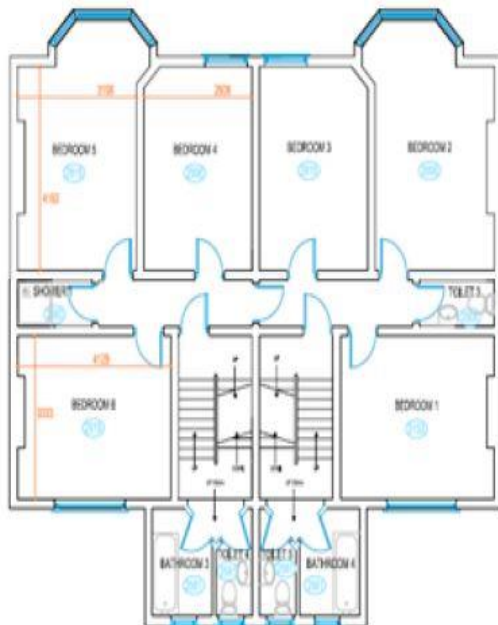
## BASEMENT



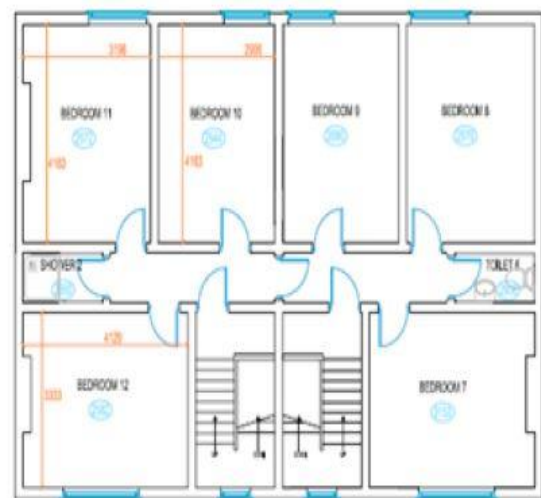
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR

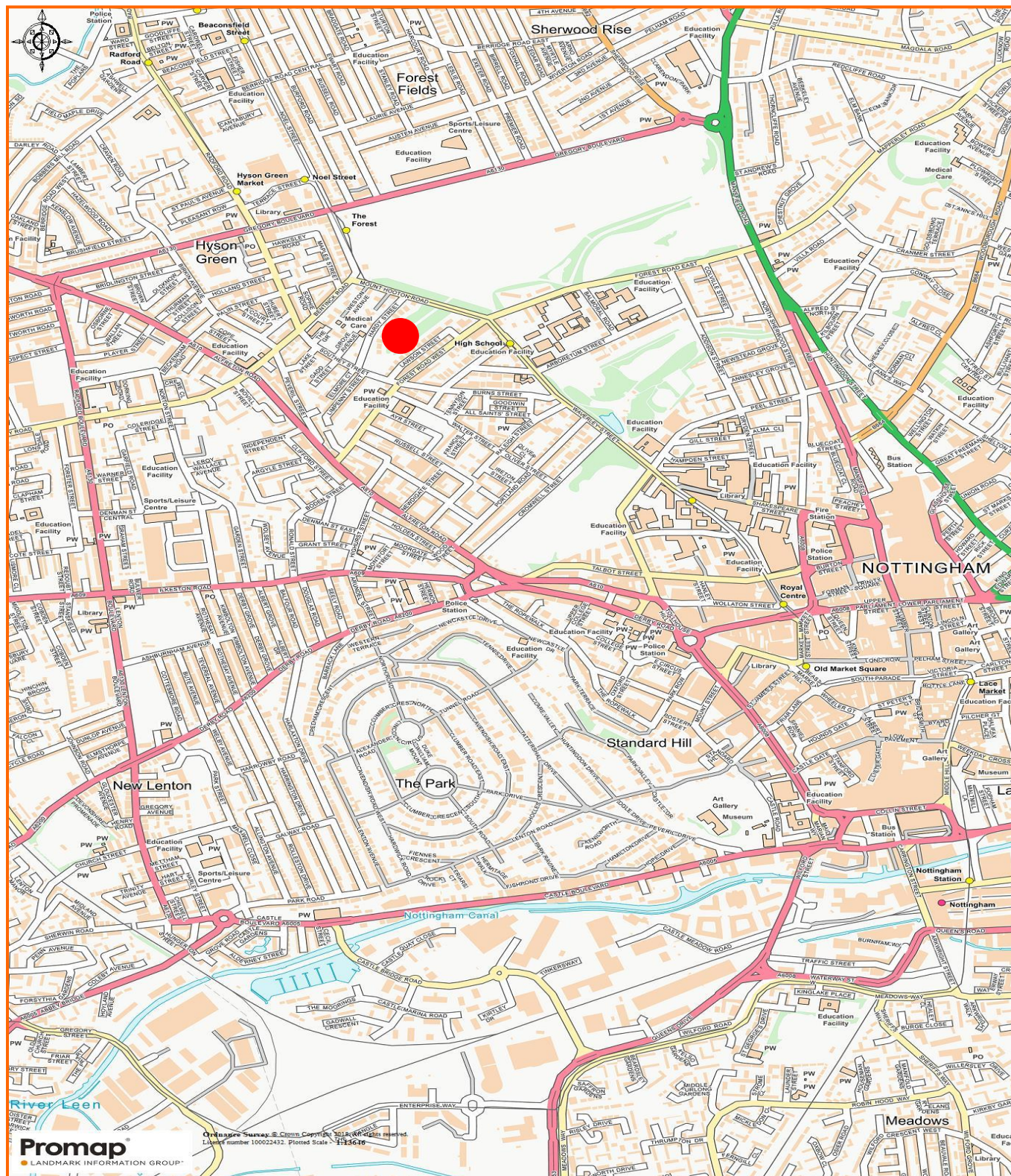


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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.