

HoldenCopley

PREPARE TO BE MOVED

Petersham Mews, Lenton, Nottinghamshire NG7 IHF

Guide Price £80,000

GUIDE £80,000 - £90,000

NO UPWARD CHAIN...

This ground-floor flat is a great option for a range of buyers and is being sold with no upward chain. The accommodation includes an entrance hall, a fitted kitchen that opens into the living area, a spacious double bedroom, and a three-piece bathroom suite. Outside, the property offers off-road parking or the option for permit parking. Set in a cul-de-sac in the convenient location of Lenton, it's close to a wide range of amenities including the Marina, excellent transport links such as nearby tram stops, the QMC, universities, and Nottingham City Centre.

MUST BE VIEWED!



- Ground Floor Flat
- Double Bedroom
- Open Plan Living
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Road Parking
- Leasehold
- No Upward Chain
- Convenient Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect flooring and a single door providing access into the accommodation.

Kitchen & Living Room

11'9" x 11'8" (3.60m x 3.58m)

The kitchen has a range of fitted gloss base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine, space for a tumble-dryer, space for a fridge freezer, tiled splashback, wood-effect flooring, a UPVC double-glazed window, and open plan to the living area which has carpeted flooring, a radiator, a further UPVC double-glazed window, a TV point, and a decorative mantelpiece.

Bathroom

8'7" x 4'5" (2.64m x 1.36m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture and a shower curtain, wood-effect flooring, partially tiled walls, a radiator, an in-built cupboard, and a UPVC double-glazed obscure window.

Bedroom

7'10" x 12'0" (2.40m x 3.66m)

The bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and an in-built cupboard.

OUTSIDE

To the rear of the property is off-street parking, along with the option for permit on-street parking.

ADDITIONAL INFORMATION

- Broadband – Openreach
- Broadband Speed - Superfast available - 43 Mbps (download) 10 Mbps (upload)
- Phone Signal – Mostly 4G / 5G Coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Area - High for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Service Charge in the year marketing commenced (EPA): £0
Ground Rent in the year marketing commenced (EPA): £25
Property Tenure is Leasehold, Term: 140 years from 23rd May 1983 - Term remaining 98 years. The vendor has started the lease extension process to add 40 years to the term. There were previously 58 years left on the lease at the beginning of 2025.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

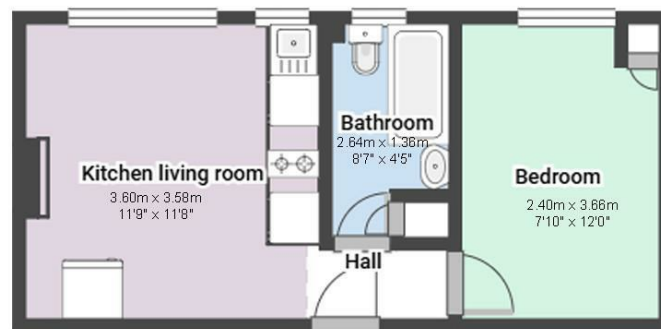
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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