

# HoldenCopley

PREPARE TO BE MOVED

Forest Road West, Nottingham, Nottinghamshire NG7 4EP

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Asking Price £170,000 - £185,000



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## BEAUTIFULLY RENOVATED THROUGHOUT...

This beautifully renovated two-bedroom first-floor flat offers a fantastic investment opportunity - with tenants in situ, providing a guaranteed gross income of £950pcm. Located just a stone's throw from the city centre, it benefits from being close to a variety of local amenities, including shops, excellent transport links, and great school catchments. The flat boasts a generously sized bay-fronted living room, featuring a traditional fireplace. The modern fitted kitchen provides a sleek and practical space for cooking and dining, while the four-piece bathroom suite is a real highlight, complete with a luxurious roll-top freestanding bath. The two well-proportioned bedrooms offer comfort and versatility. Outside, the property offers on-street parking, making it convenient for residents and guests. A truly fantastic property in a well-connected location, offering the perfect combination of modern living and period charm.

NO UPWARD CHAIN





- First Floor Flat
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Beautifully Renovated Throughout
- Close To The City Centre
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed











## ACCOMMODATION

### Entrance

The entrance has a UPVC double-glazed window, wooden flooring, a radiator, a wall-mounted intercom, recessed spotlights and a single door providing access into the accommodation.

### Hall

The hall has wooden flooring and recessed spotlights.

### Living Room

18'4" into bay x 14'0" (5.61m into bay x 4.28m)

The living room has UPVC double-glazed bay windows, wooden flooring, a radiator, a traditional fireplace with a decorative surround and recessed spotlights.

### Kitchen

13'9" x 9'10" (4.21m x 3.01m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven and dishwasher, a gas hob with an extractor fan, a sink and a half with a drainer and a swan neck mixer tap, wood-effect flooring, a radiator, partially tiled walls, recessed spotlights and a UPVC double-glazed window.

### Master Bedroom

13'10" x 8'2" (4.23m x 2.51m)

The main bedroom has a UPVC double-glazed window, wooden flooring, a radiator and recessed spotlights.

### Bedroom Two

10'6" x 6'10" (3.22m x 2.10m)

The second bedroom has a UPVC double-glazed window, wooden flooring, a radiator and recessed spotlights.

### Bathroom

9'8" x 5'3" (2.95m x 1.61m)

The bathroom has a low level flush W/C, a wash basin with storage, a freestanding double ended roll top bath with a hand-held shower, a corner fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a column radiator with a towel rail, recessed spotlights and a UPVC double-glazed obscure window.

## OUTSIDE

Outside there is on street parking.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 5G & 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £591.23

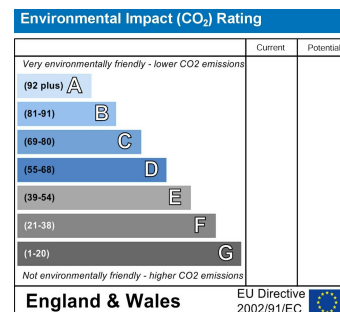
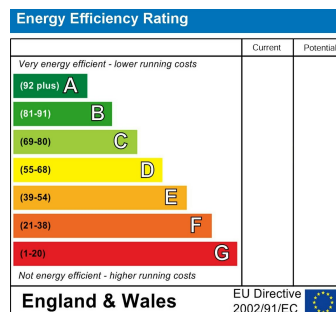
Property Tenure is Leasehold. Term: 125 years from 24 June 1988

Term remaining 89 years.

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.





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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