

# HoldenCopley

PREPARE TO BE MOVED

Willow View, Radford, Nottinghamshire, NG7 3QE

---

Guide Price £100,000 - £110,000

## APARTMENT LIVING...

GUIDE PRICE - £100,000 - £110,000

This two bedroom apartment is located on the 6th floor and boasts of ample storage throughout making the perfect purchase for any first time buyers or couples looking to be situated in the popular area of Radford within close proximity to a range of shops, eateries and transport links into the City centre. Internally the property comprises of a hall, spacious living room, fitted kitchen, two good sized bedrooms, two piece bathroom suite with a separate WC and outside there is availability for permitted parking with secure gated access and decorative communal gardens.

MUST BE VIEWED!



- Apartment
- Two Bedroom
- Fitted Kitchen
- Spacious Living Room
- Two Piece Bathroom Suite
- Separate WC
- On Street Parking
- Popular Location
- Secure Gated Access
- 360 Virtual Tour Available

ACCOMMODATION

**Hallway**  
18'0" x 9'7" (5.50m x 2.93m)  
The hallway has carpeted flooring, a fuse box and a single door that provides access into the accommodation

**Living Room**  
16'9" x 11'8" (5.12m x 3.56m )  
The living room has carpeted flooring, a radiator, TV point and two UPVC double glazed windows

**Kitchen**  
15'1" x 6'6" (4.62 x 1.99m )  
The kitchen has laminate flooring, partially tiled walls, a range of fitted wall and base units with fitted granite effect worksurfaces, radiator, combi boiler, a stainless steel washbasin with a drainer and mixer taps, space and plumbing for a washing machine and other appliances and a UPVC double glazed window

**Master Bedroom**  
13'9" x 10'5" (4.21m x 3.18m)  
The main bedroom has carpeted flooring, an in-built storage cupboard, a radiator and a UPVC double glazed window

**Bedroom Two**  
13'9" x 8'3" (4.20m x 2.52m)  
The second bedroom has carpeted flooring, radiator, built-in double wardrobe and a UPVC double glazed window

**Bathroom**  
6'6" x 5'7" (1.99m x 1.71m )  
The bathroom has laminate flooring, partially tiled walls, radiator, pedestal washbasin, a panelled bath with taps a wall mounted electric shower with a shower curtain

**WC**  
6'6" x 3'0" (1.99m x 0.93m)  
This area has laminate flooring and a low level flush WC

**OUTSIDE**  
Outside there is secure gated access with availability for permitted parking

**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 (£PA): £2,772.29  
Ground Rent in the year marketing commenced (£PA): £10  
Property Tenure is Leasehold. Term : 117 years from 10 December 2012 - Term remaining 108 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for service charge and have obtained the lease length via the Land registry.  
The vendor has verbally confirmed the ground rent charges

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.

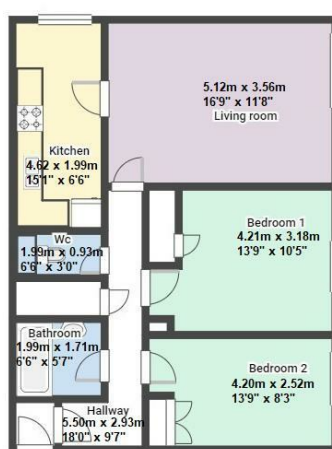
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



# Willow View, Radford, Nottinghamshire, NG7 3PE



## 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.  
© HoldenCopley

## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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.