

# HoldenCopley

PREPARE TO BE MOVED

1 Merchant Avenue, Beechdale, Nottinghamshire NG8 3QA

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Guide Price £150,000

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GUIDE PRICE £150,000 - £160,000

## LOCATION, LOCATION, LOCATION...

This first-floor apartment is an excellent opportunity for both investors and first-time buyers. Conveniently situated near local amenities, including shops and eateries, with excellent transport links into Nottingham City Centre. Additionally, it's conveniently close to both the QMC and City Hospitals. As you step into the entrance hall, you'll be greeted by a good-sized lounge diner, providing a comfortable space for relaxation and entertaining. The fitted modern kitchen adds practicality to the living space. The apartment comprises two bedrooms, with the master bedroom featuring an en-suite, and a three-piece bathroom suite for added convenience. Outside, the property boasts communal areas, allocated parking, and a secure entry system.

MUST BE VIEWED





- First Floor Apartment
- Two Bedrooms
- Lounge/Diner With A Juliet-Balcony
- Modern Fitted Kitchen
- En-Suite To The Master Bedroom
- Three-Piece Bathroom Suite
- Allocated Parking Space
- Leasehold
- Well-Presented Throughout
- Must Be Viewed





## ACCOMMODATION

### Hallway

22'4" x 6'3" max (6.82 x 1.92 max)

The hallway has wood-effect flooring, an in-built cupboard, a radiator, a wall-mounted telephone intercom system, and a single wooden door providing access into the accommodation.

### Lounge/Diner

15'0" x 11'5" (4.58 x 3.49)

The lounge diner has full-height UPVC double glazed windows, French doors with a Juliet-balcony, a TV point, a radiator, space for a dining table, wood-effect flooring, and open access into the kitchen.

### Kitchen

11'5" x 6'5" (3.48 x 1.97)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan with a stainless steel splashback, integrated fridge freezer, space and plumbing for a washing machine and dishwasher, tiled flooring, and a UPVC double glazed window.

### Master

13'2" x 8'10" (4.02 x 2.71)

The main bedroom has a UPVC double glazed window, a radiator, a TV point, wood-effect flooring, and provides access into the en-suite.

### En-Suite

8'0" x 3'10" (2.44 x 1.19)

The en-suite has a UPVC double glazed obscure window, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture and sliding door, a radiator, an extractor fan, partially tiled walls, and vinyl flooring.

### Bedroom Two

11'1" x 9'0" (3.39 x 2.76)

The second bedroom has a UPVC double glazed window, a radiator, and wood-effect flooring.

### Bathroom

6'1" x 5'6" (1.86 x 1.70)

The bathroom has a UPVC double glazed obscure window, a low level flush W/C, a pedestal wash basin, a panelled bath with a hand-held shower fixture, a radiator, an extractor fan, partially tiled walls, and vinyl flooring.

## OUTSIDE

To the outside of the property are communal areas, a secure entry system, and an allocated parking space.

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B  
This information was obtained through the direct.gov 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): £948.89  
Ground Rent in the year marketing commenced (EPA): £120  
Property Tenure is Leasehold. Term: 1000 years from 1 January 2003 Term remaining 993 years.

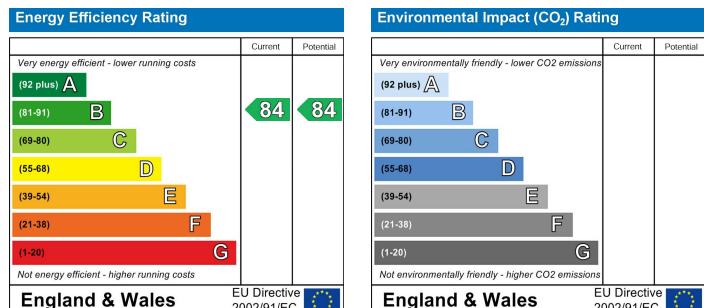
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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: 1: 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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