

# HoldenCopley

PREPARE TO BE MOVED

Broughton Street, Nottingham, NG9 1BD

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Offers Over £130,000

## IDEAL INVESTMENT OPPORTUNITY WITH NO UPWARD CHAIN...

Offered to the market with no upward chain, this one bedroom ground floor flat is a fantastic renovation opportunity for first time buyers looking to get on the property ladder and put their own stamp on a property full of potential, as well as investors looking to transform the flat into a desirable property with strong rental appeal. The flat is situated in the desirable location of Beeston, within easy reach of excellent transport links, local shops, schools, and the popular Wollaton Hall & Deer Park. Internally, the flat offers a bright and airy living room, ample space for a kitchen, a double bedroom, a bathroom, and a storage room.

MUST BE VIEWED



- Ground Floor Flat
- One Bedroom
- Bright & Airy Living Room
- Kitchen
- Bathroom
- Storage Room
- Fantastic Renovation Opportunity
- Ideal For First Time Buyers Or Investors
- No Upward Chain
- Must Be Viewed

#### GROUND FLOOR ACCOMMODATION

##### Entrance

13'5" x 4'5" (4.09m x 1.36m)

The entrance hall has wood-effect flooring, a radiator, a built-in storage cupboard, a storage room, a UPVC double-glazed obscure window to the front elevation, and a single composite door leading into the accommodation.



##### Living Room

15'3" x 10'2" (4.65m x 3.10m)

The living room has wood-effect flooring, two radiators, a UPVC double-glazed window to the rear elevation, and a UPVC door leading out to the rear.



##### Kitchen

13'0" x 5'10" (3.98m x 1.78m)

The kitchen has a rolled edge worktop, a stainless steel sink with a mixer tap and drainer, partially tiled walls, a wall-mounted boiler, and a UPVC double-glazed window to the rear elevation.

##### Bedroom

14'7" x 8'7" (4.45m x 2.64m)

The bedroom has a radiator, and a UPVC double-glazed window to the rear elevation.

##### Bathroom

6'0" x 5'11" (1.83m x 1.80m)

The bathroom has a low level flush w/c, a wall mounted wash basin, a wall-mounted shower fixture, partially tiled flooring, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.



#### ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

#### DISCLAIMER

Council Tax Band Rating - Erewash Borough 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.

Property Tenure is Leasehold.

Service Charge in the year marketing commenced (EPA): £TBC

Ground Rent in the year marketing commenced (EPA): £10

Term: 125 years from 30 November 1987 - Term remaining 87 years.

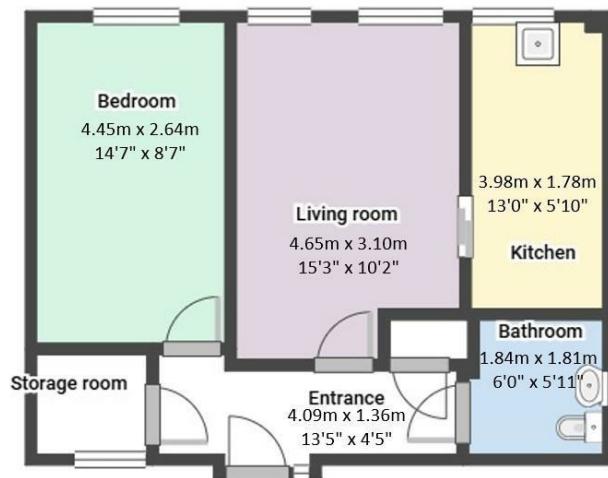
The information regarding service charges and ground rent has been obtained from the vendor, HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, 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 licence 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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