

# HoldenCopley

PREPARE TO BE MOVED

Loughborough Road, West Bridgford, Nottinghamshire NG2 7JJ

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Guide Price £115,000 - £135,000

GUIDE PRICE £115,000-£125,000

## LOCATION LOCATION LOCATION...

This first-floor flat is being sold with no upward chain and would make an ideal purchase for a variety of buyers, from first-time purchasers to investors alike. Situated in the highly sought-after area of West Bridgford, the property is perfectly positioned within easy reach of a variety of local amenities including popular shops, cafés, bars, and restaurants, along with excellent transport links providing quick and easy access into Nottingham City Centre and surrounding areas. West Bridgford also boasts an abundance of green open spaces such as The Embankment and Bridgford Park. The accommodation comprises a spacious reception room with a feature fireplace, a fitted kitchen, a bedroom, and a three-piece bathroom suite. Outside, the property benefits from an allocated parking space, offering convenient off-street parking.

## NO UPWARD CHAIN



- First Floor Flat
- One Bedroom
- Well Appointed Fitted Kitchen
- Reception Room With Feature Fireplace
- Three Piece Bathroom Suite
- Allocated Parking
- Highly Sought After Location
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed

## ACCOMMODATION

### Entrance Hall

6'10" max x 6'5" (2.10m max x 1.98m)

The entrance hall has carpeted flooring, a built-in cupboard and a single door providing access into the accommodation.



### Living Room

13'11" max x 10'9" (4.26m max x 3.30m)

The living room has a UPVC double-glazed window, carpeted flooring, a radiator and a feature fireplace.

### Kitchen

9'10" x 4'11" (3.00m x 1.50m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, an integrated oven, an electric hob, a stainless steel sink with a drainer, a washing machine, an under the counter fridge, a wall-mounted boiler, carpeted flooring and a UPVC double-glazed window.

### Bedroom

14'7" max x 6'9" (4.47m max x 2.06m)

The bedroom has a UPVC double-glazed window, carpeted flooring and a radiator.



### Bathroom

7'7" x 4'11" (2.32m x 1.50m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with a mains-fed shower, tiled flooring, a radiator, partially tiled walls and an extractor fan.

### OUTSIDE

Outside there is an allocated parking space.



## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central 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 & 5G & some 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe 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.

The vendor has advised the following:

Service Charge in the year marketing commenced (EPA): £480

Ground Rent in the year marketing commenced (EPA): £0

Property Tenure is Leasehold. Term: 125 years from 29th September 1990 - Term remaining 90 years.

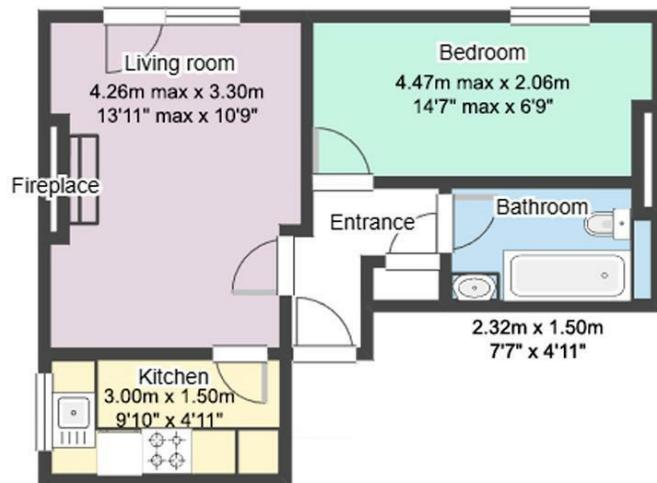
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge and have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, we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