

HoldenCopley

PREPARE TO BE MOVED

Pilcher Gate, Lace Market, Nottinghamshire NG1 1QF

£150,000 - £180,000

NO UPWARD CHAIN...

Welcome to this well-presented one-bedroom ground-floor apartment, offered with no upward chain. Situated in a central location within Nottingham City Centre, this property is surrounded by local shopping, restaurants, and excellent transport links in and out of the city. Inside, you are greeted by a spacious open-plan kitchen and living area. The modern kitchen is equipped with integrated appliances, offering a sleek and contemporary cooking space. The living area is perfect for both relaxing and entertaining, with large windows that allow natural light to flood the room. From the kitchen, you have direct access to your own private terrace, creating an ideal extension of your living space. The bedroom offers a comfortable retreat, and the layout is completed by a stylish bathroom. Outside, the terrace features a patio seating area with plants and shrubs, creating a pleasant outdoor space for relaxation.

MUST BE VIEWED!



- Ground Floor Apartment
- One Bedrooms
- Open Plan Living Area
- Modern Kitchen
- Stylish Bathroom
- Private Terrace
- Well-Presented Throughout
- No Upward Chain
- Central Location
- Must Be Viewed

ACCOMMODATION

Hall
The hall has laminate flooring, ceiling coving, a wall-mounted security intercom and a single door providing access into the accommodation.

Kitchen Living Area
20'3" x 16'2" (6.19m x 4.95m)
The kitchen living area has a range of fitted base units with worktops, a undermount sink with a swan neck mixer tap, an integrated hob, oven, wine cooler & dishwasher, feature panelled walls, ceiling coving wooden beams, laminate flooring, carpeted flooring, a wall-mounted electric heater, four windows to the rear and side elevations and a single door providing access to the terrace.

Bedroom
8'9" x 12'0" (2.68m x 3.68m)
The bedroom has laminate flooring, ceiling coving and a window to the side elevation

Bathroom
6'10" x 6'9" (2.09m x 2.06m)
The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture, an in-built storage cupboard, an extractor fan, partially tiled walls, partially panelled walls, recessed spotlights, ceiling coving and laminate flooring.

OUTSIDE

Terrace
23'2" x 19'9" (7.07m x 6.04m)
The terrace has a paved patio area, plants and shrubs, courtesy lighting and brick-wall boundary.

DISCLAIMER
Council Tax Band Rating - Nottingham City Council - Band C
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): £2286.44
Ground Rent in the year marketing commenced (£PA): £150
Property Tenure is Leasehold. Term : 125 years from 1 April 2002 Term remaining 103 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 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.

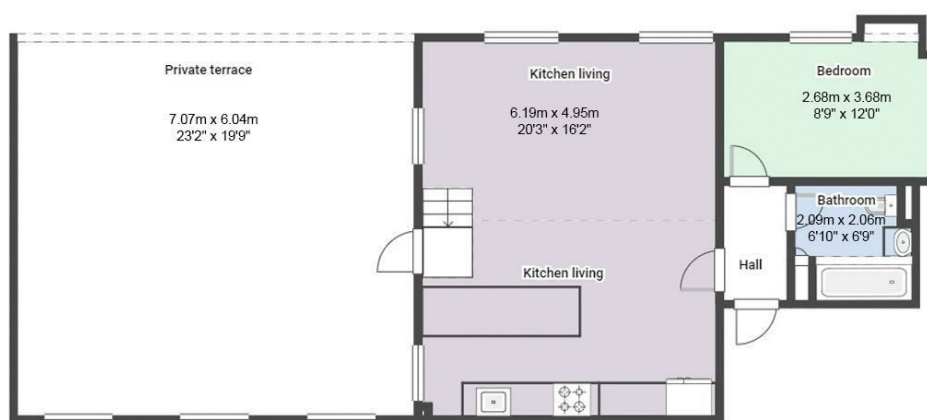
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Electric Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Hyperoptic
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps
Phone Signal – Good coverage of Voice, 3G, 4G & 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



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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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