

HoldenCopley

PREPARE TO BE MOVED

Oxford Street, Nottingham, Nottinghamshire NG1 5BG

Guide Price £150,000

GUIDE PRICE £150,000-£160,000

Welcome to this charming one bedroom apartment, located on the second floor, offering a delightful living space on the edge of Nottingham City Centre. Boasting a well-presented interior, this property provides a comfortable and convenient urban living experience. Upon entering, you are greeted by an inviting entrance hall, setting the tone for the rest of the apartment. The hall seamlessly connects all the rooms and adds to the overall flow and functionality of the space. The highlight of this apartment is the living/kitchen area, thoughtfully designed to maximise comfort and style. The living area offers ample space for relaxation and entertainment. The kitchen, integrated into the living space, features modern appliances and sleek countertops, providing a practical and attractive area for culinary endeavours. The apartment features a well-appointed and contemporary three-piece bathroom. This elegant space offers a relaxing ambiance, with its modern fixtures and fittings, ensuring a pleasant experience for your daily grooming routines. Throughout the property, the presentation is impeccable, exuding a sense of quality and attention to detail. The interior décor has been tastefully chosen, harmonising neutral tones with modern finishes, creating an inviting and warm atmosphere. The property benefits from one off street parking space. Situated on the edge of Nottingham City Centre and The Park close to the Play House, this apartment offers the perfect blend of urban convenience and tranquillity. You'll benefit from easy access to the vibrant city centre, with its diverse range of shops, restaurants, cafes, and cultural attractions, while still enjoying a peaceful retreat from the bustling city life.

MUST BE VIEWED



- Apartment
- Second Floor
- One Bedroom
- Kitchen/Living
- Modern Three Piece Bathroom
- Well Presented Throughout
- Off Street Parking
- Popular Location
- Must Be Viewed
- Close to City Centre

ACCOMMODATION

The property is located on the second floor.

Entrance Hall

3'0" x 9'7" (0.92m x 2.93m)

The entrance hall has carpeted flooring, a telephone entry point, the fuse box, a radiator and a wooden door providing access into the accommodation.

Hall

7'5" x 9'0" (2.28m x 2.75m)

The hall has carpeted flooring, a radiator, eaves storage and a Velux window.

Kitchen/Living Room

11'8" x 15'7" (3.57m x 4.77m)

The kitchen/living room has luxury vinyl tile flooring to the kitchen area, a range of drawer and base units with worktop above, an integrated Bosch oven with a hob and extractor hood over, a stainless steel circular bowl sink with drainer and mixer tap, an integrated AEG washer/dryer, an integrated dishwasher, an integrated fridge freezer, a wall mounted boiler, access into the loft space, a radiator, a TV point, carpeted flooring to the living area, eaves storage, a Velux window and a single glazed window.

Bathroom

5'5" x 9'1" (1.67m x 2.77m)

The bathroom has luxury vinyl tile flooring, partially tiled walls, a heated towel rail, a low level W/C, a bath with a mains fed shower over, a folding screen, a vanity wash basin and an obscured secondary glazed window.

Bedroom

10'4" x 16'2" (3.16m x 4.95m)

The bedroom has carpeted flooring, a radiator, access into the loft space, a storage cupboard and a single glazed window.

OUTSIDE

The property is set within a secure development and has access to a parking space.

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): £1,341.33

Property Tenure is Leasehold. Term : 999 years from 1 January 2005 Term remaining 981 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.

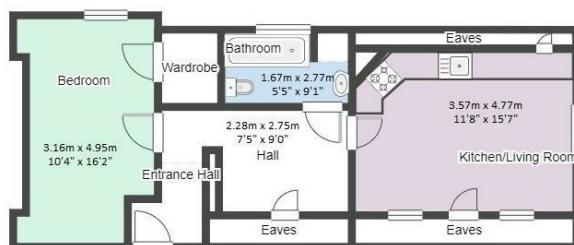
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	71
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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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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www.holdencopley.co.uk

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