

# HoldenCopley

PREPARE TO BE MOVED

Edwalton Hall, Village Street, Edwalton, Nottinghamshire NG12 4HE

---

Guide Price £375,000



Edwalton Hall, Village Street, Edwalton, Nottinghamshire NG12 4HE





STUNNING PENTHOUSE IN PRESTIGIOUS LOCATION...  
GUIDE PRICE - £375,000 - £400,000

Forming part of the distinctive Grade II listed Edwalton Hall, a grand period property thoughtfully converted into luxury apartments, this exceptional top-floor penthouse seamlessly combines elegance, character, and contemporary living. Set within secure, mature grounds with remote-controlled entry gates and a video entry system, the development offers residents both privacy and peace of mind. Internally, the apartment features a large entrance hall currently utilised as a dining area with a study space, with double doors leading out to a private terraced balcony. There is a spacious living room, a modern fitted kitchen with integrated appliances, and a convenient WC. The master bedroom benefits from fitted wardrobes and a luxurious en-suite with a freestanding bath, along with stairs leading up to another generous double bedroom complete with a walk-in closet and a second en-suite. High ceilings and period features run throughout, creating a light-filled and characterful home. Externally, residents enjoy the use of beautiful south-facing communal gardens, including the former Croquet Lawn surrounded by mature trees, providing a peaceful and picturesque setting. Further benefits include lift access to the apartment, a private garage with an additional allocated parking space in front. The property is offered with no upward chain, and represents a rare opportunity to acquire a truly stunning home in one of Nottingham's most highly sought-after areas. Edwalton is renowned for its excellent school catchments, local amenities, and close proximity to West Bridgford and the City Centre, making this penthouse perfectly positioned for both village charm and city convenience.

MUST BE VIEWED.







- Penthouse Apartment Within Grade II Listed Building
- Two Large Double Bedrooms
- Fitted Kitchen With Integrated Appliances
- Spacious Living Room
- Large Dining / Entry Hall With Study Area
- Two Bathroom Suites
- Electric Gated Parking With A Garage And Additional Space In Front.
- Secure Gated Entry
- Leasehold
- Sought-After Location











ACCOMMODATION

Entrance Hall

18'0" x 17'3" (5.49m x 5.28m)

The entrance hall features Amtico flooring, a wall-mounted security intercom, a feature roof atrium, a radiator, an in-built cupboard which houses the gas central heating combination boiler, a NEST thermostat, and offers double doors leading out onto a terrace.

Cloak WC

9'6" x 3'4" (2.90m x 1.02m)

This space has a low level dual flush WC, a wash basin, partially tiled walls, tiled flooring, a radiator, an extractor fan, and wall-mounted coat hooks.

Study Area

8'2" x 5'2" (2.51m x 1.60m)

This space has carpeted flooring, a radiator, and a wood-framed dormer window.

Kitchen

11'8" x 13'4" (3.57m x 4.08m)

The kitchen has a range of fitted base and wall units with granite worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated dishwasher, an integrated double oven and grill, a five-ring gas hob with an extractor fan and stainless steel splashback, an integrated fridge, an integrated freezer, partially tiled walls, Amtico flooring, a radiator, recessed spotlights, a Velux window, and a wood-framed dormer window.

Living Room

18'11" x 14'2" (5.77m x 4.32m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, coving to the ceiling, two radiators, and two wood-framed dormer windows.

Bedroom One

18'7" x 15'10" max (5.68m x 4.84m max)

The first bedroom has carpeted flooring, coving to the ceiling, two radiators, two wood-framed dormer windows, two in-built wardrobes with a dressing area, and access into the en-suite.

En-Suite

6'7" x 10'10" (2.03m x 3.31m)

The en-suite has a low level dual flush WC, a pedestal wash basin, a freestanding roll top bath with central taps, a handheld shower head and claw feet, Amtico flooring, partially tiled walls, a heated towel rail, coving to the ceiling, recessed spotlights, and a wood-framed dormer window.

Terrace

8'7" x 16'8" (2.62m x 5.10m)

This property benefits from a private roof terrace complete with an outdoor tap, offering an elevated and peaceful outdoor space ideal for relaxing or entertaining.

UPPER LEVEL

Bedroom Two

21'9" x 15'5" (6.63m x 4.72m)

The second bedroom has carpeted flooring, a wood-framed dormer window, coving to the ceiling, a radiator, access into a closet, and access into the second en-suite.

Closet

5'3" x 5'6" (1.61m x 1.70m)

The closet has fitted storage solutions and carpeted flooring.

En-Suite Two

6'2" x 10'9" (1.90m x 3.30m)

The second en-suite has a low level flush WC, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, an electrical shaving point, two heated towel rails, an extractor fan, recessed spotlights, coving to the ceiling, and a Velux window.

OUTSIDE

Outside, the property benefits from secure gated access leading to a private garage with an additional allocated parking space in front. Residents also enjoy access to the well-maintained communal gardens, offering a beautifully landscaped setting that complements the grandeur of Edwalton Hall.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach

Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)

Phone Signal - Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply (TBC)

Septic Tank – No

Sewage – Mains Supply

Flood Risk – Never been flooded

Flood Risk Area - Very low risk

Non-Standard Construction – No

Other Material Issues – No

Any Legal Restrictions – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

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): £5,126.84 = £1,281.71 per quarter

Ground Rent in the year marketing commenced (EPA): £250

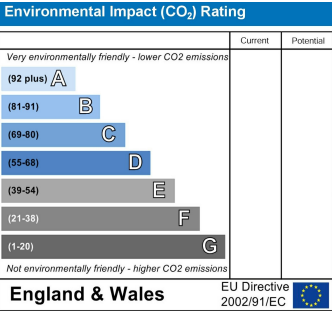
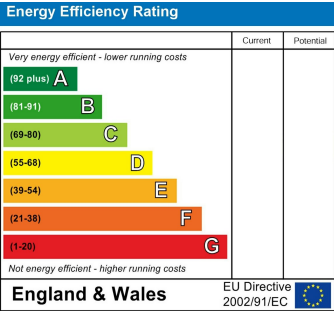
Property Tenure is Leasehold. Term: 125 years from 1 January 2002 - Term remaining 102 years.

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.

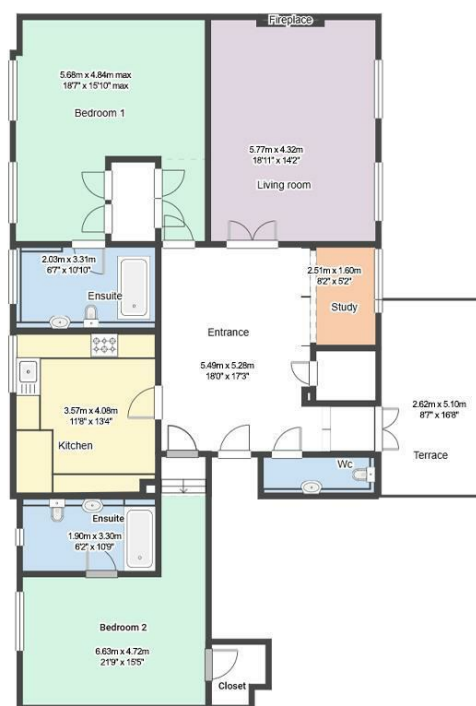
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.





HoldenCopley  
PREPARE TO BE MOVED



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.  
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)