

HoldenCopley

PREPARE TO BE MOVED

Queens Road, Nottingham, Nottinghamshire NG2 3AN

Guide Price £90,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.8% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

This well-presented one-bedroom flat offers low-maintenance accommodation, making it the ideal purchase for a first-time buyer looking to step onto the property ladder or an investor seeking a rental opportunity. Located in the heart of Nottingham city centre, the property is perfectly placed to take full advantage of everything the city has to offer. This fantastic location is just a short walk from Nottingham Train Station, into Victoria Centre, Trinity Square, and a wide array of shops, bars, restaurants, and entertainment venues. It also boasts excellent transport links, with access to local bus routes, the tram network, and major road connections—ideal for commuters. Internally, the accommodation is well-maintained throughout and comprises an entrance hallway, a three-piece bathroom suite, and a second hallway that leads directly into the open-plan double bedroom. Com



- Mid-Floor Flat
- One Double Bedroom
- Open Plan Kitchen/Living Space
- Fitted Wardrobe In Master Bedroom
- Three-Piece Bathroom Suite
- Leasehold
- Close To Local Amenities
- City Centre Location
- No Upward Chain
- Must Be Viewed

ACCOMMODATION

Hallway
7'8" x 6'10" (2.35 x 2.10)

The hallway has carpeted flooring, a wall-mounted electric heater, a wall-mounted phone intercom, a built-in cupboard, recessed spotlights and a single door providing access into the accommodation.

Bathroom
6'11" x 6'6" (2.11 x 2.00)

The bathroom has a low level concealed flush W/C, a wall-mounted wash basin, a fitted panelled bath with a mains-fed shower, tiled flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights and an extractor fan.

Hallway
9'2" x 4'0" (2.80 x 1.24)

The hallway has carpeted flooring and open access into the bedroom and kitchen-living space.

Bedroom
10'2" x 8'10" (3.11 x 2.71)
The bedroom has carpeted flooring and a wall-mounted electric heater.

Kitchen-Living Space
14'7" x 13'9" (4.45 x 4.20)
The kitchen-living space has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor fan, a stainless steel sink and a half with a drainer, tiled and wood-effect flooring, a wall-mounted electric heater, recessed spotlights and double-glazed windows.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)
- Phone Signal – 3G, 4G &5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Low risk of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B
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 (EPA): £866.96
Ground Rent in the year marketing commenced (EPA): £156.25
Property Tenure is Leasehold. Term : 125 years from 1 January 2004 Term remaining 106 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.



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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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01156712555

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

www.holdencopley.co.uk

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