

HoldenCopley

PREPARE TO BE MOVED

Woolpack Lane, Hockley, Nottinghamshire NG1 1GH

Guide Price £140,000

£140,000 - £160,000
GUIDE PRICE

NO UPWARD CHAIN...

Situated in the vibrant heart of Hockley within Nottingham City Centre, this two-bedroom first-floor apartment offers an exceptional urban living experience with local amenities just steps away. Available with no upward chain, the property is move-in ready for your convenience. Upon entering, you'll find an open-plan living area that flows effortlessly into the modern kitchen and opens onto a Juliet-style balcony. Both bedrooms feature fitted wardrobes and en-suite bathrooms for added comfort. Residents benefit from an allocated parking space in the basement, which is a rare and valuable feature in the busy City Centre. Additionally, a shared roof terrace provides a perfect spot to relax and take in the stunning views of the Nottingham skyline.

MUST BE VIEWED



- First Floor Apartment
- Two Bedrooms
- Open Plan Living
- Fitted Kitchen
- Juliet-Style Balcony
- Two Bathroom Suites
- Allocated Underground Parking Space
- Leasehold - Over 900+ Years On Lease
- Prime Location
- Must Be Viewed

ACCOMMODATION

Living Room
26'8" x 10'5" (8.13 x 3.19)

The living room has carpeted flooring, a wall-mounted security intercom system, recessed spotlights, a wall-mounted electric heater, an in-built cupboard, open plan to the kitchen, single doors opening out to a Juliet-style balcony, and a soft-close door providing access into the accommodation.

Kitchen
9'7" x 6'11" (2.93 x 2.11)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap, an integrated oven, an electric hob with an extractor fan, tiled splashback, recessed spotlights, and full height double-glazed windows.

W/C
5'3" x 4'5" (1.62 x 1.35)
This space has a low level dual flush W/C, a pedestal wash basin with tiled splashback, an extractor fan, and recessed spotlights.

Hallway
11'6" x 3'5" (3.51 x 1.05)
The inner hall has carpeted flooring and recessed spotlights.

Master Bedroom
14'5" x 12'7" (4.41 x 3.86)
The main bedroom has carpeted flooring, a wall-mounted electric heater, recessed spotlights, a fitted sliding door wardrobe, access into an en-suite, full height double-glazed windows, and double doors opening out to a Juliet-style balcony.

En-Suite
6'5" x 5'6" (1.98 x 1.70)
The en-suite has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, partially tiled walls, a chrome heated towel rail, an electrical shaving point, and recessed spotlights.

Bedroom Two
10'9" x 8'11" (3.28 x 2.74)
The second bedroom has carpeted flooring, a fitted sliding door wardrobe, recessed spotlights, a wall-mounted electric heater, and access into the second en-suite.

En-Suite
8'3" x 5'4" (2.52 x 1.65)
The second en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure, an electrical shaving point, a chrome heated towel rail, partially tiled walls, and recessed spotlights.

OUTSIDE
Outside, there is access to an underground allocated parking space.

ADDITIONAL INFORMATION
Broadband – Openreach, Hyperoptic
Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)
Phone Signal – Good coverage for 3G / 4G / 5G
Electricity – Mains Supply
Water – Mains Supply
Heating – Electric Central Heating
Flood Risk – very low risk of surface water flooding / very low risk of flooding from rivers and the sea

DISCLAIMER
Council Tax Band Rating - Nottingham City Council - Band D
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): £2,273.02
Ground Rent in the year marketing commenced (EPA): £250
Property Tenure is Leasehold. Term: 999 years from 1 January 2003 Term remaining 978 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.

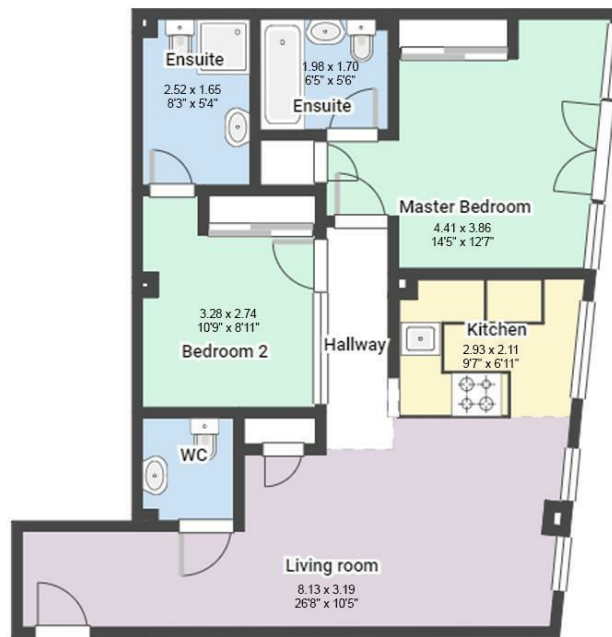
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



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

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.