

HoldenCopley

PREPARE TO BE MOVED

The Ropewalk, Nottingham, Nottinghamshire NG1 5DJ

Guide Price £150,000

NO UPWARD CHAIN...
GUIDE PRICE - £150,000 - £160,000

This modern one-bedroom apartment is a fantastic opportunity for both first-time buyers and investors, boasting recent renovations and redecoration throughout, and is offered to the market with no upward chain, making it truly move-in ready. Ideally located in the heart of the City Centre, the property enjoys easy access to an array of bars, restaurants, excellent transport links, and a variety of local amenities. Inside, the accommodation features a bright and airy living area with direct access to a balcony. The living space flows seamlessly into a sleek, modern kitchen diner, ideal for entertaining, along with a utility cupboard. The double bedroom is well-appointed with fitted wardrobes, providing ample storage, and is serviced by a contemporary three-piece bathroom suite. Additionally, the property benefits from the convenience of an underground allocated parking space, enhancing its appeal as a stylish and practical urban home.

MUST BE VIEWED



- Renovated & Re-Decorated Apartment
- Double Bedroom With Wardrobes
- Modern Fitted Kitchen With Integrated Appliances
- Open Plan Living
- Balcony Area
- Three-Piece Bathroom Suite
- Allocated Underground Parking Bay
- Leasehold - Over 950+ Years On Lease
- Prime Location
- Must Be Viewed

ACCOMMODATION

Open Plan Kitchen, Dining & Living Area

21'9" x 15'3" (6.65 x 4.67)

The open plan kitchen, dining and living area is fitted with a range of handleless base and wall units, under-cabinet lighting, worktops, an undermount sink with a brand new swan neck mixer tap and new macerator, an integrated combi-oven with an electric hob, an integrated fridge, an integrated dishwasher, recessed spotlights, wood-effect flooring, a wall-mounted electric heater, a wall-mounted security intercom system, a TV point, and a single door opening out onto a balcony area.

Utility Cupboard

5'11" x 2'3" (1.81 x 0.70)

The utility room houses the water tank and has a freestanding washing machine.

Bedroom

12'9" x 9'5" (3.91 x 2.88)

The double bedroom has carpeted flooring, an in-built sliding door wardrobe, recessed spotlights, a TV point, a wall-mounted electric heater, and full-height double-glazed windows.

Bathroom

7'2" x 5'6" (2.20 x 1.69)

The bathroom has a concealed dual flush W/C, a sunken wash basin, an electrical shaving point, a bath with an overhead shower fixture and a shower screen, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, and an extractor fan.

OUTSIDE

The property benefits from an allocated underground parking space.

ADDITIONAL INFORMATION

Broadband – Openreach
Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)
Phone Signal – Mostly 4G coverage
Electricity – Mains Supply
Water – Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk Area - Low for surface water / very low for rivers & sea
Non-Standard Construction – No
Any Legal Restrictions – N/A
Other Material Issues – N/A

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G
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): £868.38
Ground Rent in the year marketing commenced (EPA): £250
Property Tenure is Leasehold. Term: 999 years from 1 January 2005 Term remaining 980 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.

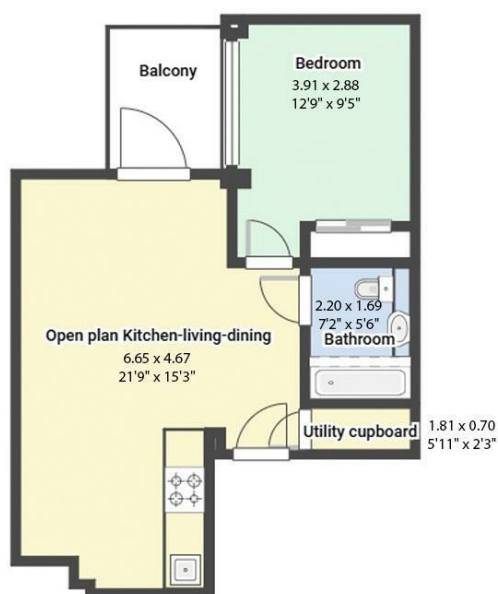
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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