

HoldenCopley

PREPARE TO BE MOVED

Hounds Gate, Nottingham, Nottinghamshire NG1 7AB

Guide Price £140,000

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GUIDE PRICE: £140,000 - £150,000

CITY CENTRE LOCATION...

Situated in the vibrant heart of Nottingham City Centre, this well-presented first-floor apartment offers a prime location with an array of shops, eateries, and local amenities at your doorstep. Nottingham University is just a short distance away, adding to the convenience and appeal of this property. Ideal for a diverse range of buyers seeking a city centre lifestyle, the apartment boasts a welcoming entrance hall leading to a spacious kitchen living room, perfect for modern living and entertaining. The accommodation further comprises of a double bedroom along with a convenient three-piece bathroom suite. This apartment offers the epitome of urban living, promising both comfort and convenience in one of Nottingham's most sought-after areas.

MUST BE VIEWED





- Ground Floor Flat
- Large Double Bedroom
- Open Plan Living
- Modern Fitted Kitchen
- Stylish Bathroom With Underfloor Heating
- Well-Presented Throughout
- Communal Courtyard
- Prime Location
- Leasehold - Over 200+ Years Left On Lease
- Must Be Viewed





ACCOMMODATION

Entrance Hall

7'6" x 3'7" (2.31m x 1.11m)

The entrance hall has wood-effect flooring, a wall-mounted digital thermostat and security intercom system, recessed spotlights, and a single wooden door providing access into the accommodation.

Kitchen, Living & Dining Area

24'2" max x 13'9" max (7.38m max x 4.20m max)

The open plan kitchen, living and dining area has a range of fitted gloss base and wall units with a worktop, an undermount sink and swan neck mixer tap and draining grooves, an integrated oven with an electric hob, extractor hood and splashback, an integrated fridge freezer, an integrated washing machine, plinth and under-cabinet lighting, wood-effect flooring, recessed spotlights, a wall-mounted electric heater, a TV point, an exposed brick feature wall, and a double-glazed sliding sash window.

Bedroom

13'9" x 11'1" (4.21m x 3.39m)

The bedroom has a double-glazed sliding sash window, wood-effect flooring, a TV point, recessed spotlights, and a wall-mounted electric heater.

Bathroom

8'11" x 5'2" (2.73m x 1.58m)

The bathroom has a concealed dual flush WC, a wash basin with fitted storage underneath, a wall-mounted LED touch-sensor mirror, a double-ended spa-style bath with central taps, an overhead dual rainfall shower and a glass screen, tiled flooring with underfloor heating, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

Outside of the property is a communal courtyard.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach
- Broadband Speed - Standard available - 15 Mbps (download) / 1 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

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:

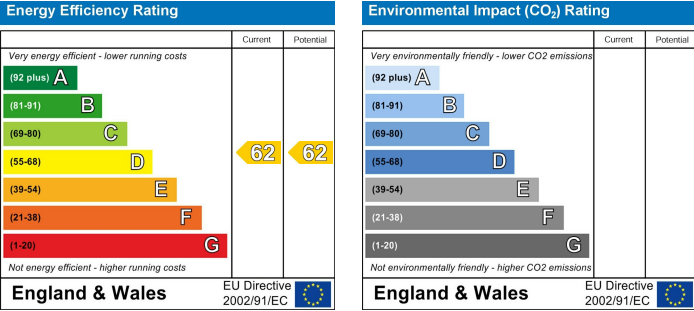
Service Charge in the year marketing commenced (£PA): £1,394
Ground Rent in the year marketing commenced (£PA): £300
Property Tenure is Leasehold. Term: 250 years from 1 January 2017 - Term remaining 242 years.

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.

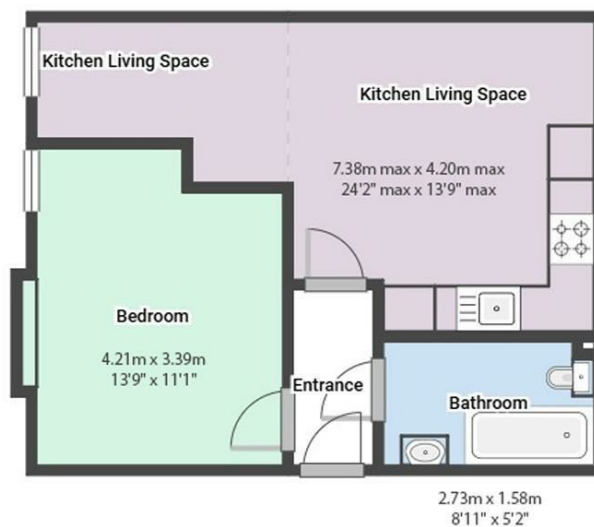
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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



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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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