

HoldenCopley

PREPARE TO BE MOVED

Plumtre Street, City Centre, Nottinghamshire NG1 1JL

Asking Price £125,000

BURSTING WITH CHARACTER...

This one bedroom third floor apartment is situated in a prime location within Nottingham City Centre, hosting a wide range of shops, bars, restaurants and excellent transport links on your doorstep as well as being within reach of Nottingham Trent Universities. This property features a range of original features including high ceilings, exposed beams and much more whilst offering an abundance of space and being sold to the market with no upward chain, making it a great purchase for any first time buyers or investors. Internally, the accommodation comprises of an entrance hall, a spacious lounge diner, a kitchen, a utility room and a three piece bathroom suite along with a large double bedroom and storage space. Outside is a low maintenance communal garden.

CLOSE TO CITY CENTRE!



- One Bedroom Apartment
- City Centre Location
- Spacious Lounge Diner
- Kitchen With Utility
- Storage Space
- Three Piece Bathroom Suite
- Spacious Throughout
- Leasehold
- No Upward Chain
- Low Service Charge

ACCOMMODATION

Hallway
5'10" x 3'1" (1.78 x 0.94)
The hallway has carpeted flooring, a window and a soft close door providing access into the accommodation

Lounge/Diner
28'4" x 15'0" (8.66 x 4.58)
The lounge has a range of windows, carpeted flooring, exposed beams on the ceiling, a TV point and two wall mounted heaters

Kitchen
10'6" x 8'5" (3.21 x 2.58)
The kitchen has fitted base and wall units with a rolled edge worktops, a stainless steel sink with taps and a drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, tiled splash back, a wall mounted heater and a window

Master Bedroom
15'0" x 10'5" (4.58 x 3.18)
The main bedroom has a window, carpeted flooring, exposed beams on the ceiling, an original non-working fireplace and a wall mounted heater


Bathroom
8'1" x 7'1" (2.47 x 2.17)
The bathroom has a low level flush WC, a pedestal wash basin, a corner fitted shower enclosure with an electric wall mounted shower, a chrome heated towel rail, tiled splash back, recessed spotlights and a window


Utility Room
9'4" x 5'6" (2.86 x 1.70)
The utility room has an extractor fan and a loft hatch

OUTSIDE
Outside to the rear is a low maintenance communal courtyard garden

DISCLAIMER
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.

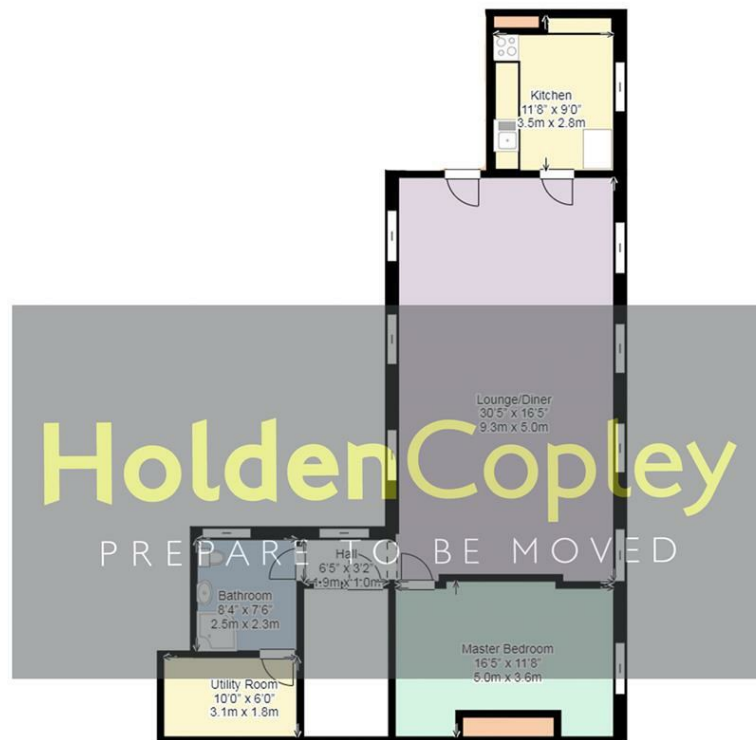
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e, passport or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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Approx. Gross Internal Area of the Ground floor:

1061.97 Sq Ft - 98.66 Sq M

Approx. Gross Internal Area of the Entire Property:

1061.97 Sq Ft - 98.66 Sq M

All sizes and areas are approximate and for identification only. Not to scale.

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