

# HoldenCopley

PREPARE TO BE MOVED

North Road, Nottingham, Nottinghamshire NG7 1AG

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Guide Price £280,000 - £320,000

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GUIDE PRICE £280,000 - £300,000

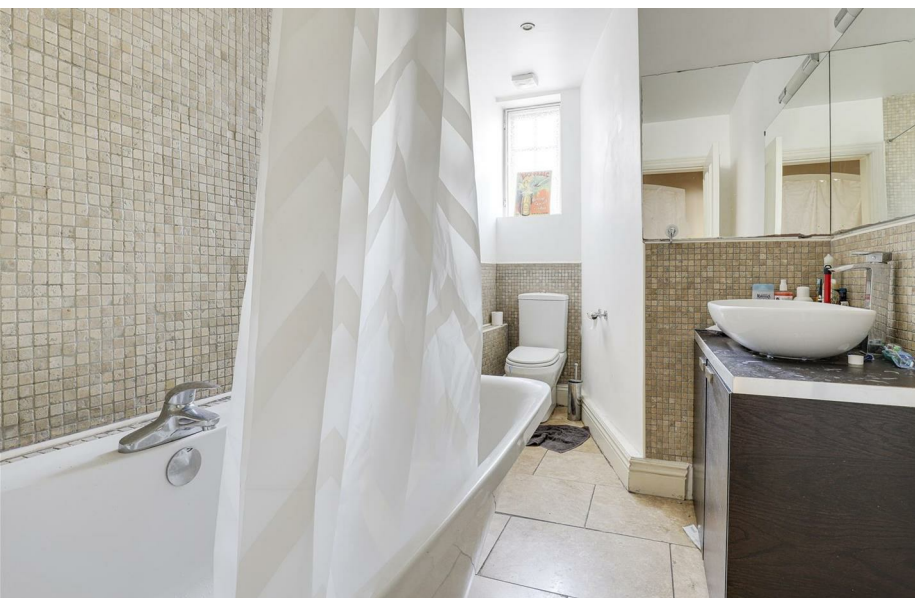
NO UPWARD CHAIN...

This well-presented basement apartment offers a fantastic opportunity for a range of buyers and benefits from no upward chain, making it ready to move into without delay. Ideally situated close to The Arboretum and with easy access into Nottingham City Centre, this property is perfectly positioned for convenient city living with a peaceful local feel. Upon entering, you step into a welcoming entrance hall leading into a spacious living room that serves as the heart of the home. From here, access is granted to the main bedroom, which boasts an en-suite shower room for added privacy and convenience, as well as French doors opening directly onto a charming courtyard—ideal for relaxing or entertaining. The hallway off the living room leads to a good-sized fitted kitchen, well-equipped to meet all your culinary needs, and a modern three-piece bathroom suite. Additionally, from this floor, you have access to the cellar, offering useful storage space. Ascending to the first floor, you will find a further double bedroom, providing flexible accommodation to suit your lifestyle. Externally, the property benefits from well-maintained communal areas and gated allocated parking, ensuring security and convenience. A secure entry system adds an extra layer of peace of mind. This basement apartment represents a great purchase for first-time buyers, professionals, or investors looking for a property in a highly sought-after location with excellent transport links and local amenities nearby.

MUST BE VIEWED







- Apartment
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Cellar
- Leasehold With Share of Freehold
- Allocated Parking
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a fitted base unit, a wall-mounted intercom entry system, ceiling coving, and a single door providing access to the accommodation

Living Room

20\*5" x 16\*9" (6.23m x 5.13m)

The living room has two windows, a radiator, a TV point, ceiling coving, recessed spotlights, and wood-effect flooring.

Bedroom One

14\*9" x 13\*6" (4.52m x 4.14m)

The first bedroom has a window, ceiling coving, a ceiling rose, a radiator, wood flooring, double French doors opening to the yard, and access to the en-suite.

En-Suite

5\*3" x 4\*7" (1.62m x 1.41m)

The en-suite has a concealed dual-flush W/C, a countertop wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring

Hall

14\*10" x 7\*8" (4.54m x 2.36m)

The hall has wood-effect flooring, carpeted stairs, a radiator, two built-in cupboards, recessed spotlights, ceiling coving, and access to the cellar.

Kitchen

20\*9" x 14\*10" (6.35m x 4.54m)

The kitchen has a range of fitted base and wall units with worktops, a Belfast sink with a swan neck mixer tap, and tiled splashback and flooring. There is space for a freestanding cooker with an extractor fan above, as well as space and plumbing for a washing machine. Additional features include an integrated fridge freezer, space for a dining table, two radiators, a wall-mounted boiler, recessed spotlights, and coving to the ceiling

Bathroom

12\*4" x 6\*2" (3.77m x 1.88m)

The bathroom has an obscure window, a low level flush W/C, a counter-top wash basin, a freestanding bath with a wall-mounted shower fixture, a radiator, recessed spotlights, partially tiled walls, and tiled flooring.

BASEMENT

Cellar

The cellar has ample storage

FIRST FLOOR

Landing

7\*9" x 4\*8" (2.38m x 1.43m)

The landing has a window, carpeted flooring, and provides access to the first-floor accommodation

Bedroom Two

15\*7" x 8\*4" (4.75m x 2.56m)

The second bedroom has four windows, coving to the ceiling, a ceiling rose, and carpeted flooring.

OUTSIDE

The outside has communal areas, and gated allocated parking.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 100Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years

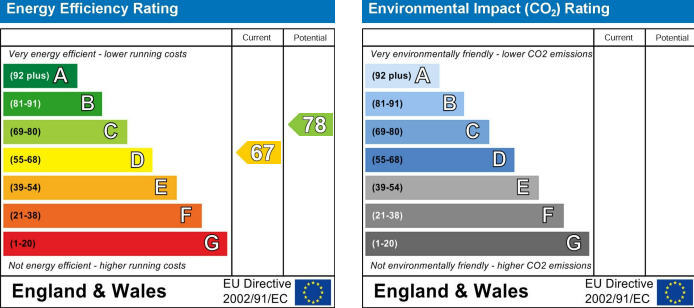
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band E  
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 Leashold  
Service Charge in the year marketing commenced (£PA): £972  
Ground Rent in the year marketing commenced Peppercorn Rent  
Property Tenure is Leasehold. Term : 125 years from 1 December 1998 Term remaining 98 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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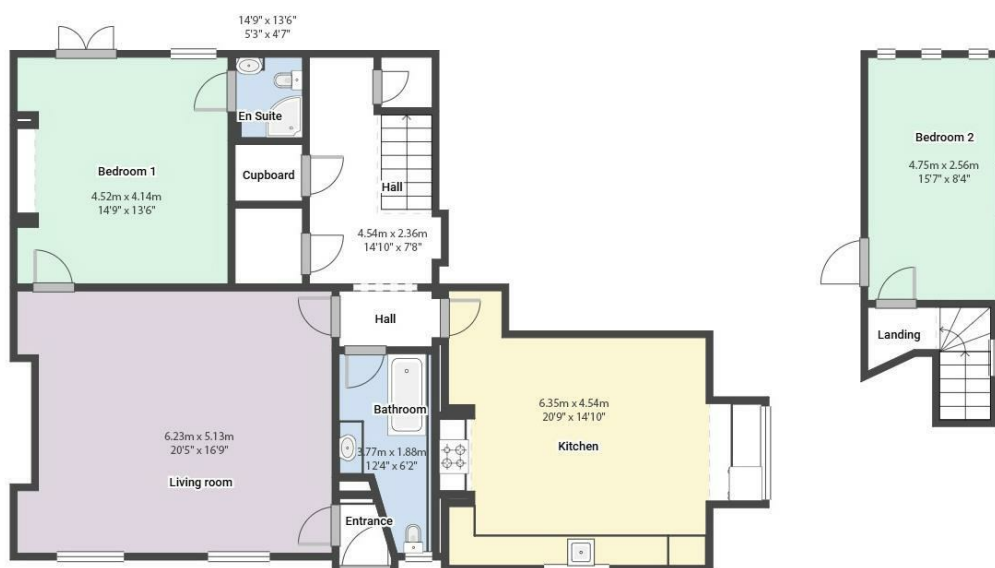
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.

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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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