

HoldenCopley

PREPARE TO BE MOVED

Cottage Terrace, Nottingham, Nottinghamshire NG1 5AS

Guide Price £200,000 - £220,000

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WELL-PRESENTED DUPLEX FLAT...

This two bedroom second floor duplex flat is well-presented throughout whilst offering spacious accommodation making it an ideal purchase for any first time buyers looking to be situated in the heart of Nottingham City Centre, which is host to an excellent range of facilities together with various shops, fine dining and regular transport services. The second floor comprises of an entrance hall, two double bedrooms which are serviced by a three-piece bathroom suite and the second bedroom benefitting from a balcony. The third floor carries the large kitchen living space and two balconies providing fantastic views across the city. Outside there is an allocated garage providing off-road parking.

MUST BE VIEWED



- Second-Floor Duplex Flat
- Large Kitchen Living Space
- Two Double Bedrooms
- Three-Piece Bathroom Suite
- Three Balconies Providing Fantastic Views
- Garage
- Well-Presented Throughout
- Spacious Accommodation
- Popular Location
- Must Be Viewed

SECOND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, two in-built storage cupboards, a radiator, coving to the ceiling and a single door providing access into the accommodation

Bedroom One

12'11" x 9'11" (3.96m x 3.04m)

The main bedroom has carpeted flooring, an in-built wardrobe, a TV point, a radiator, coving to the ceiling and three double glazed windows to the side and rear elevations

Bedroom Two

9'10" x 9'1" (3.01m x 2.79m)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, a double glazed window to the side and rear elevations and double French doors providing access to the third balcony

Balcony Three

9'10" x 5'6" (3.01m x 1.68m)

The balcony is decked and has courtesy lighting

Bathroom

7'7" x 5'11" (2.32m x 1.81m)

The bathroom has a low-level flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a glass shower screen, a chrome heated towel rail, tiled flooring, tiled walls and a double glazed obscure window to the side elevation

THIRD FLOOR

Kitchen Living Space

15'7" x 15'0" (4.75m x 4.59m)

The kitchen living space has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer, an integrated oven, an integrated gas hob, an integrated fridge freezer, an integrated washing machine, an integrated dishwasher, tiled splashback, a TV point, a radiator, recessed spotlights, double French doors providing access to balcony one and further double French doors providing access to balcony two

Balcony One

15'8" x 7'10" (4.79m x 2.41m)

The main balcony is decked and has courtesy lighting

Balcony Two

13'3" x 4'4" (4.06m x 1.34m)

The second balcony is decked and has courtesy lighting

OUTSIDE

Outside the property has one allocated garage providing off-road parking

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:

Service Charge in the year marketing commenced (EPA): £1,480.88

Ground Rent in the year marketing commenced (EPA): £450

Property Tenure is Leasehold. Term : 125 years from 28 February 2002 Term remaining 104 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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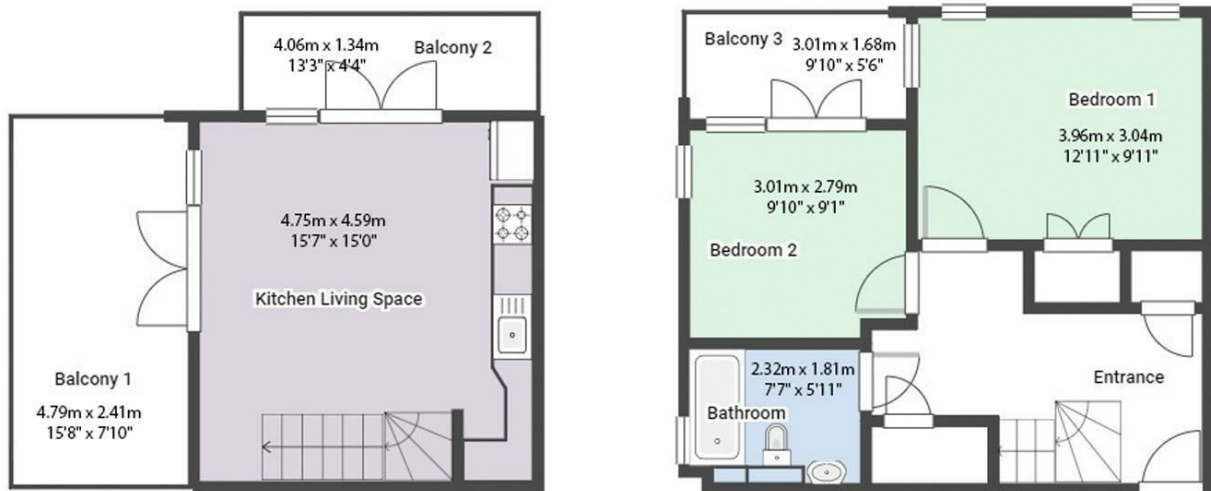
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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