

HoldenCopley

PREPARE TO BE MOVED

, Nottingham, Nottinghamshire NG2 3EY

Guide Price £375,000

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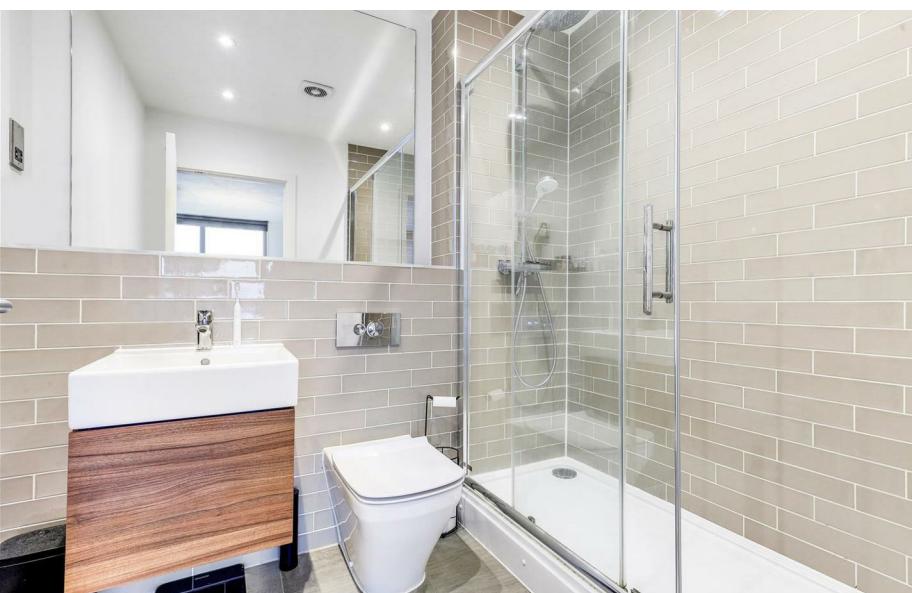
GUIDE PRICE £375,000-£400,000

MODERN APARTMENT WITH STUNNING VIEWS & FANTASTIC LOCATION...

Offered to the market with no upward chain... this beautifully-presented third floor apartment offers spacious, open-plan living with a modern, neutral decor throughout, ideal for couples or working professionals seeking a vibrant location. Situated in the heart of Nottingham, it provides easy access to shops, eateries and City Centre transport links, all within walking distance. The property boasts an impressive open plan living space complete with a modern fitted kitchen, a breakfast island and full-height windows that flood the room with natural light, whilst sliding doors open onto a balcony enjoying stunning views over the River Trent. There are two generously-sized double bedrooms, each benefiting from fitted wardrobes and access to a private en-suite bathroom, alongside a further W/C for added convenience. Both bedrooms also enjoy balcony access, making the most of the riverside outlook. Finished to a high standard with wood-effect flooring, recessed spotlights and a sleek contemporary design, this apartment is perfect for those wanting a ready-to-move-into home in a highly sought-after location.

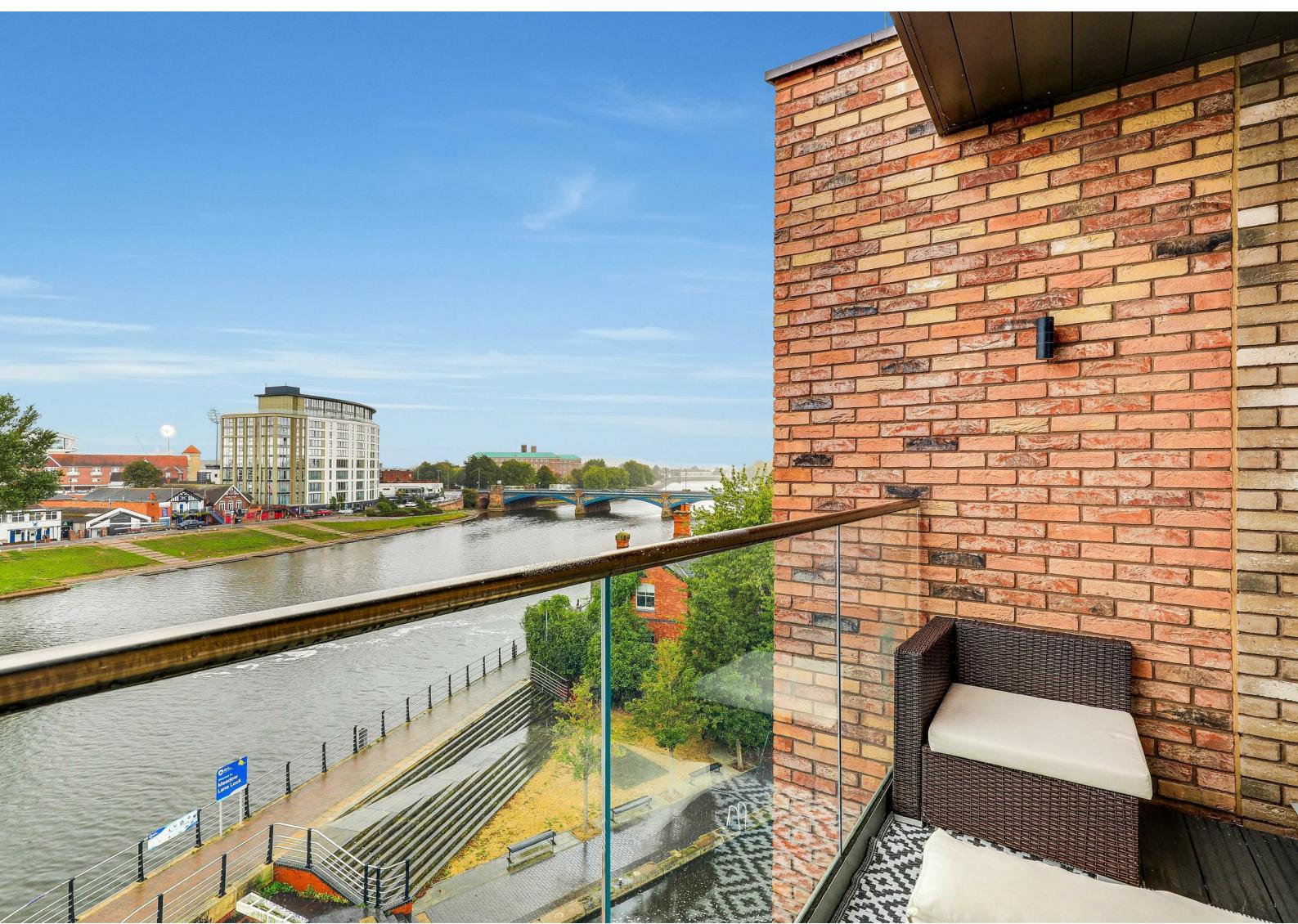
MUST BE VIEWED





- Third Floor Apartment
- Two Double Bedrooms & Fitted Wardrobes
- Open Plan Living Space
- Modern Fitted Kitchen Area
- Two En-Suite Bathrooms & Separate W/C
- Modern Decor Throughout
- Full Height Windows & Fantastic Views
- Balconies Looking Over The River Trent
- Highly Sought-After Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

16'9" x 9'10" (5.11 x 3.00)

The entrance hall has wood-effect flooring, a radiator, a built-in storage cupboard, recessed spotlights, and a single door providing access into the accommodation.

Open Plan Living

20'2" x 16'0" (6.16 x 4.89)

The open plan living space has a range of fitted base and wall units with worktops and a centre island with a breakfast bar, a stainless steel sink with a mixer tap and drainer, an integrated oven, an integrated electric hob with a stainless steel extractor fan, an integrated fridge freezer, wood-effect flooring, two radiators, full height double-glazed windows, and sliding patio doors leading out onto the balcony.

Master Bedroom

17'7" x 12'1" (5.38 x 3.69)

The main bedroom has carpeted flooring, a fitted sliding mirrored door wardrobe, a radiator, sliding patio doors leading out to the balcony, and access to the en-suite.

En-Suite

7'2" x 6'4" (2.19 x 1.94)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld and overhead shower fixture, wood-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

Bedroom Two

17'7" x 11'6" (5.37 x 3.51)

The second bedroom has carpeted flooring, a fitted sliding mirrored door wardrobe, a radiator, sliding patio doors leading out to the balcony, and access to the en-suite.

En-Suite

7'6" x 7'2" (2.30 x 2.20)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

W/C

6'4" x 4'0" (1.94 x 1.22)

This space has a low level flush W/C, a vanity style wash basin with a mixer tap, wood-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

Outside of the property is availability for permitted street parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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:

Property Tenure is Leasehold.

Service Charge in the year marketing commenced (EPA): £2620.58

Ground Rent in the year marketing commenced (EPA): £250

Term: 250 years from 2020 - Term remaining 245 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 1: 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.

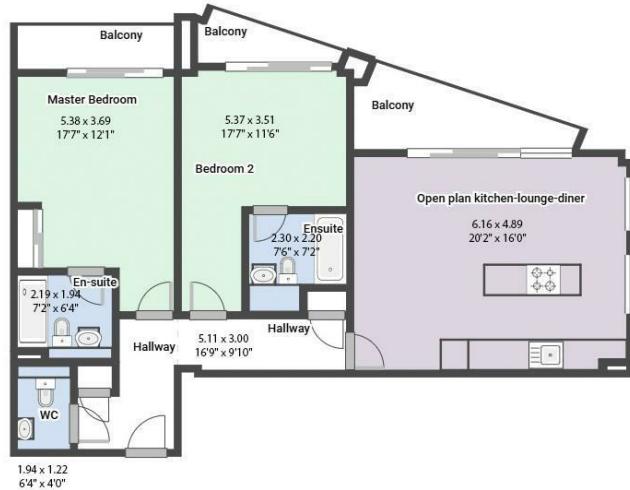
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	84
(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	
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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

Agents Disclaimer: HoldenCopley, their clients and employees: 1: 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.