

# HoldenCopley

PREPARE TO BE MOVED

Parkgate, Upper College Street, City Centre, Nottinghamshire NG1

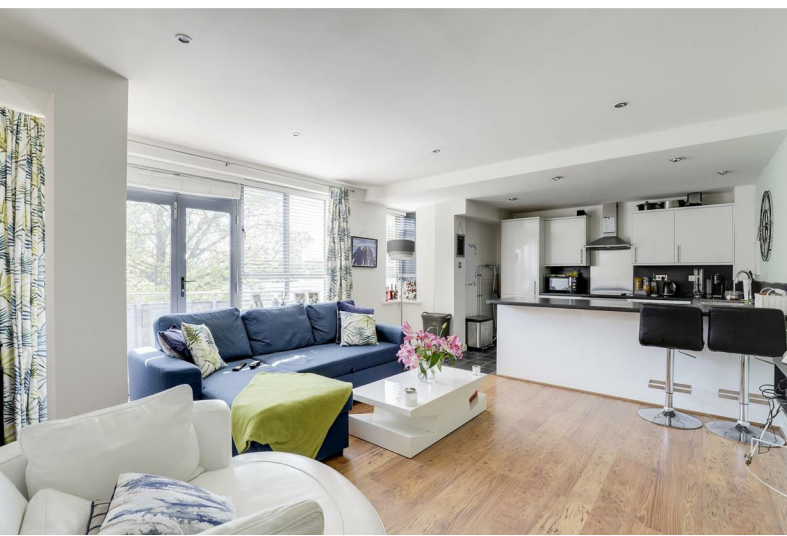
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£220,000

CASH BUYERS ONLY...

This modern second floor apartment is beautifully presented throughout whilst being 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. Internally, the accommodation comprises of an entrance hall, a modern breakfast kitchen open plan to the living room with a balcony offering stunning views and a large master bedroom, which benefits from fitted wardrobes and an en-suite. The property is complete with a second bedroom and a bathroom. Outside is secure, allocated parking along with a external storage room / lock-up.

MUST BE VIEWED





- Second Floor Apartment
- Two Bedrooms
- Modern Breakfast Kitchen
- Open Plan Living Room
- Balcony Area
- Two Bathrooms
- In-Built Storage Space
- Allocated Parking Space
- Leasehold
- Prime Location

ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect flooring, an in-built cupboard, a wall-mounted security intercom system and a single door providing access into the accommodation

Kitchen Living Space

22'8" x 14'10" (6.92m x 4.53m)  
The kitchen has a range of fitted base and wall units with rolled edge worktops and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob, extractor fan and stainless steel splashback, an integrated fridge freezer, space and plumbing for a washing machine and a dishwasher, tile effect flooring, recessed spotlights and open plan to the living area, which has wood-effect flooring, a TV point, continued recessed spotlights, a range of double glazed windows and double doors opening out onto a small balcony

Bathroom

6'10" x 5'8" (2.09m x 1.74m)  
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture and a shower screen, tiled flooring, partially tiled walls and an extractor fan

Bedroom One

13'5" x 10'3" (4.09m x 3.13m)  
The first bedroom has a double glazed window, carpeted flooring, a range of fitted wardrobes and access into the en-suite

En-Suite

4'11" x 4'10" (1.50m x 1.48m)  
The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring and an extractor fan

Bedroom Two

10'2" x 6'10" (3.10m x 2.10m)  
The second bedroom has a double glazed window and carpeted flooring

OUTSIDE

The apartment benefits from a secure, allocated parking space and a sizeable external storage room / lock-up

TENURE

The vendor has advised us that this property is a leasehold. The information provided regarding ground rent and service charge has been confirmed by the vendor however before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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](http://www.holdencopley.co.uk)**

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