

# HoldenCopley

PREPARE TO BE MOVED

Radcliffe Road, West Bridgford, Nottinghamshire NG2 5HG

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Guide Price £180,000 - £200,000



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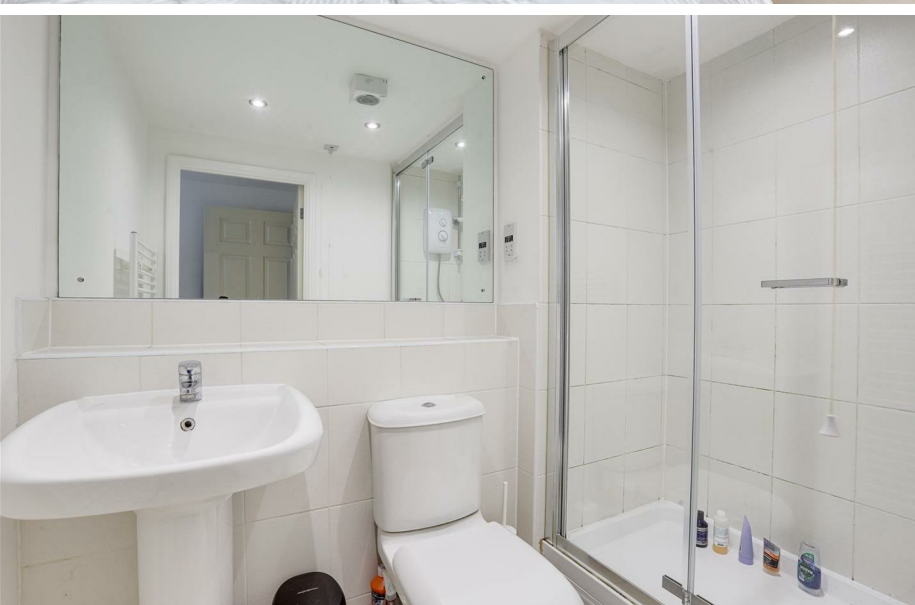
LOCATION, LOCATION, LOCATION...

Situated in the highly sought-after area of West Bridgford, this well-presented first-floor apartment offers comfortable and stylish accommodation with excellent transport links and easy access to an abundance of local amenities, including shops, restaurants, and cafés. The property has an entrance hall leading to a spacious open-plan living and dining area, seamlessly connected to a fully fitted kitchen. There are two generously sized double bedrooms, with the master benefiting from built-in storage and a private en-suite. A second full-sized bathroom serves the additional bedroom. Further enhancing the appeal of this apartment is off-street parking and access to a well-maintained shared garden.

MUST BE VIEWED







- First Floor Flat
- Two Double Bedrooms
- Modern Fitted Kitchen
- Open Plan Living Room And Kitchen
- Fitted Storage Space
- Bathroom And En-Suite
- Off-Street Parking
- Close To Nottingham City Centre
- Highly Sought After Area
- Must Be Viewed











ACCOMMODATION

Entrance Hall

11'4" max x 10'1" (3.47m max x 3.09m)

The entrance hall has carpeted flooring, a radiator, an intercom telephone, an in-built storage cupboard, and a single wooden door providing access into the accommodation.

Living/Dining Room

18'5" max x 16'6" (5.62m max x 5.04m)

The living/dining room has carpeted flooring, a radiator, space for a dining table, a UPVC double-glazed bay window, and open access to the kitchen.

Kitchen

9'4" x 6'0" (2.87m x 1.85m)

The kitchen has fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven with a five-ring gas hob, a stainless steel splashback and an extractor fan, an integrated fridge freezer, space for a washing machine, recessed spotlights, and a UPVC double-glazed window.

Master Bedroom

16'10" max x 8'10" (5.14m max x 2.70m)

The main bedroom has carpeted flooring, a radiator, an in-built wardrobe, a UPVC double-glazed window, and access to the en-suite.

En-Suite

5'1" x 4'2" (1.56m x 1.29m)

The en-suite has a low-level flush W/C, a pedestal wash basin, a shower cabin with a wall-mounted electric shower fixture, tiled floors, partially tiled walls, a wall mounted electric shaving point, a heated towel rail, an extractor fan, and recessed spotlights.

Bedroom Two

11'6" max x 10'1" (3.53m max x 3.08m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window.

Bathroom

6'11" x 5'6" (2.12m x 1.68m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath, tiled floors, partially tiled walls, a wall mounted electric shaving point, a heated towel rail, an extractor fan, and recessed spotlights.

OUTSIDE

Outside, the property benefits from off-street parking, and a shared garden area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 330 Mbps (Highest available download speed)

50 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

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 - Rushcliffe Borough 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 (£PA): £1,540

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

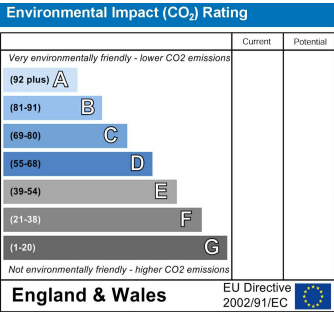
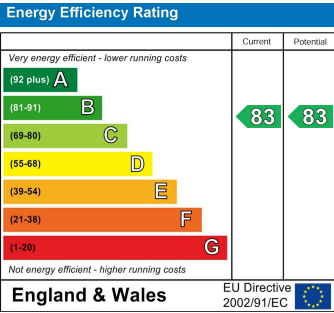
Property Tenure is Leasehold. Term: 125 years from 1 January 2006 - Term remaining 106 years.

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 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.

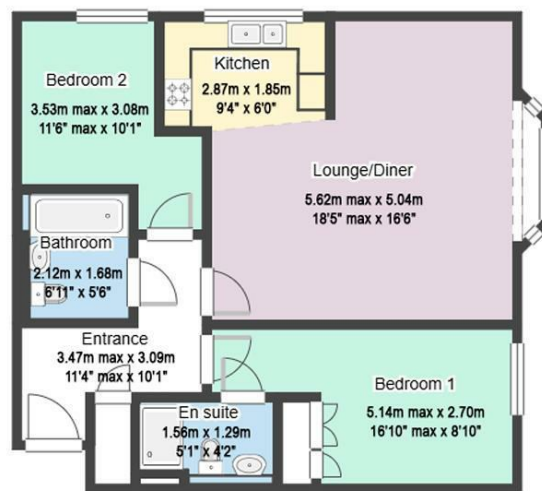
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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