

HoldenCopley

PREPARE TO BE MOVED

Portland Square, Portland Road, Radford, Nottinghamshire NG7 4HS

£200,000

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PENTHOUSE APARTMENT...

Nestled in the heart of convenience this penthouse apartment with air conditioning presents an enticing opportunity for those seeking a modern and well-connected living space. Ideally situated in close proximity to shops, eateries, and excellent transport links leading directly into Nottingham City Centre close to the university and just a 10 minute walk away from the City Centre, this residence offers a lifestyle that seamlessly blends accessibility with comfort. The well-presented interior welcomes you with an inviting entrance hall leading to an open-plan modern fitted kitchen and a spacious living area with a Hive thermostat. The latter opens onto a private balcony, providing breath taking views of the bustling city centre. Boasting two bedrooms, including a master bedroom with an en-suite, as well as an additional three-piece bathroom suite, this penthouse caters to the needs of both first time buyers and savvy investors. Outside, the property features a secure gated car park with an allocated parking space, ensuring convenience and peace of mind for residents.

MUST BE VIEWED





- Penthouse Apartment
- Two Bedrooms
- Open Plan Kitchen-Living With Hive Thermostat
- Three-Piece Bathroom Suite & En-suite To The Master Bedroom
- Balcony With Views Over The City Centre
- Secure Entry System
- Air-condition Throughout
- Allocated Parking Space
- Must Be Viewed





ACCOMMODATION

Hallway

10'1" x 5'6" max (3.09 x 1.68 max)

The hallway has a wood-effect flooring, inbuilt double storage cupboard with space and plumbing for a washing machine, and a single door providing access into the accommodation.

Open Plan Living kitchen Room

22'5" x 16'8" (6.85 x 5.10)

The living area has double glazed windows, a TV point, wood-effect flooring, a wall-mounted intercom system, a Hive thermostat space for a dining table, recessed spotlights, and double glazed doors opening out to the balcony, and open plan into the kitchen.

The kitchen area has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob, stainless steel splashback and extractor fan, space and plumbing for a dishwasher, space for an under counter fridge and freezer, wood-effect flooring, and a double glazed window.

Balcony

The balcony has painted railings, artificial grass, and a small gravelled border.

Master Bedroom

14'0" x 11'9" (4.28 x 3.60)

The main bedroom has two double glazed windows, a radiator, a TV point, a wall-mounted light fixture, carpeted flooring, and access to the en-suite.

En-suite

6'7" x 5'3" (2.02 x 1.61)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, and extractor fan, partially tiled walls, and tiled flooring.

Bedroom Two

11'2" x 10'11" (3.42 x 3.33)

The second bedroom has a double glazed window, a radiator, two wall-mounted light fixture, and carpeted flooring.

Bathroom

7'7" x 5'10" (2.33 x 1.80)

The bathroom has a double glazed obscure window, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a shaver socket, an extractor fan, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Outside of the property is a secure gated car park with an allocated car parking space

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 (£PA): £2,199.53

Property Tenure is Leasehold. Term : 999 years from 1 January 2002

Term remaining 977 years.

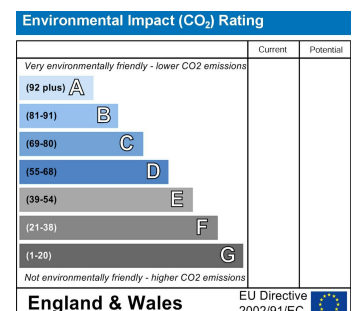
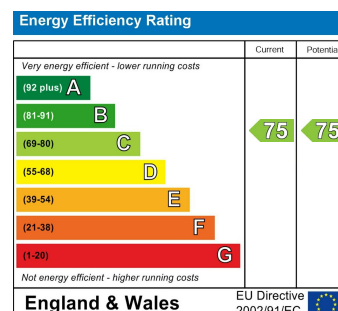
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 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.





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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