

# HoldenCopley

PREPARE TO BE MOVED

Ribblesdale Road, Nottingham, Nottinghamshire NG5 3GA

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Guide Price £130,000

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GUIDE PRICE £130,000 - £140,000

NO UPWARD CHAIN...

Conveniently nestled within close proximity to Arnold and Sherwood, just a short bus ride away, this top-floor apartment is perfect for those seeking independent living. Equipped with an emergency pull-cord system throughout, it offers a secure retreat with easy access to local amenities. Positioned in a prime location with excellent transport links to Nottingham City Centre, this property combines convenience with connectivity. Tailored for retired individuals desiring a personalized living space, the apartment features an entrance hall leading seamlessly into a spacious lounge diner. The well-appointed kitchen ensures functionality, while two generously sized double bedrooms provide comfortable accommodation. A three-piece bathroom suite combines practicality with comfort. Security is prioritised with a secure entry system, and residents can enjoy additional communal amenities including a lift and a laundry room with various washing machines and tumble dryers, meticulously maintained communal gardens, a House Manager, and a communal lounge that regularly hosts a diverse range of social events such as annual barbecues and an array of activities. Allocated parking spaces for residents is at the rear of the building.

MUST BE VIEWED





- Top Floor Apartment
- Two Double Bedrooms
- Spacious Lounge/Diner
- Three-Piece Bathroom Suite
- Secure Intercom Entry System
- Off-Street Parking
- Communal Areas
- Popular Location
- Close To Local Amenities
- Must Be Viewed





## ACCOMMODATION

### Hallway

13'5" x 7'5" (4.09 x 2.27)

The hallway has carpeted flooring, a wall-mounted heater, two in-built cupboards, coving to the ceiling, a wall-mounted intercom security system, equipped with an emergency pull-cord system throughout, and a composite door providing access into the accommodation.

### Lounge/Diner

20'10" x 10'7" (6.36 x 3.25)

The lounge diner has a UPVC double glazed window, a wall-mounted heater, coving to the ceiling, three wall-mounted light fixtures, a feature fireplace with a decorative hearth and mantelpiece, carpeted flooring, and access into the kitchen.

### Kitchen

7'6" x 7'3" (2.29 x 2.21)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with mixer taps and a drainer, an integrated oven, ceramic hob and extractor fan, space for an under counter fridge and freezer, a wall-mounted heater, coving to the ceiling, partially tiled walls, wood-effect flooring, and a UPVC double glazed window.

### Master Bedroom

13'8" x 9'1" (4.19 x 2.79)

The main bedroom has a UPVC double glazed window, two wall-mounted light fixtures, a wall-mounted heater, coving to the ceiling, fitted wardrobes, and carpeted flooring.

### Bedroom Two

13'8" x 9'2" (4.19 x 2.80)

The second bedroom has a UPVC double glazed window, a wall-mounted heater, coving to the ceiling, and carpeted flooring.

### Bathroom

6'9" x 5'7" (2.08 x 1.71)

The bathroom has a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower fixture, a heated towel rail, a wall-mounted extractor fan, coving to the ceiling, floor-to-ceiling tiling, and vinyl flooring.

## OUTSIDE

To the outside there is an allocated parking space, and communal areas.

## 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:

Service Charge in the year marketing commenced (£PA): £4,454.38

Ground Rent in the year marketing commenced (£PA): £585.96

Property Tenure is Leasehold. Term : 125 years from 1 January 1996

Term remaining 97 years.

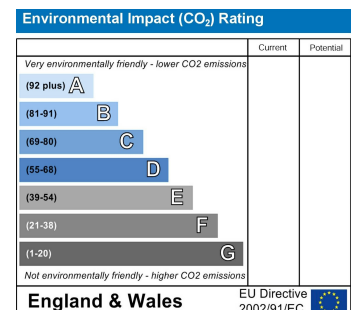
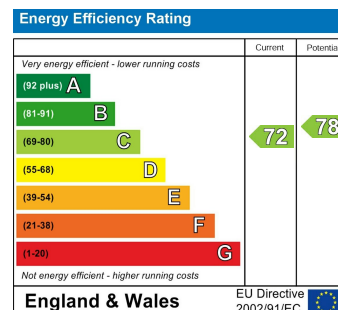
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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