

HoldenCopley

PREPARE TO BE MOVED

Waterloo Crescent, Nottingham, Nottinghamshire NG7 4AX

Guide Price £150,000 - £200,000

Waterloo Crescent, Nottingham, Nottinghamshire NG7 4AX



GUIDE PRICE £150,000 - £170,000

NO UPWARD CHAIN...

This second-floor apartment presents an exceptional opportunity for both astute investors and first-time buyers alike. Conveniently positioned within a brief stroll from local amenities and a tram stop, its prime location offers the perfect blend of accessibility and tranquillity. Upon entry, guests are greeted by a secure hallway, ensuring peace of mind. The living room is generously proportioned and provides an inviting space for relaxation or entertaining guests. Adjoining is the fitted kitchen, promising culinary adventures with its modern amenities. Three bedrooms offer ample space for rest and rejuvenation. Completing the ensemble is a three-piece bathroom suite. Outside, the gated parking area ensures the safety of vehicles, adding an extra layer of convenience.

MUST BE VIEWED





- Second Floor Apartment
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Leasehold
- Ideal For Investors
- Secure Entry System
- Excellent Transport Links
- Must Be Viewed





ACCOMMODATION

Hall

5'9" x 6'9" (1.77m x 2.06m)

The hall has a Velux window, an intercom entry system, exposed floor boards, carpeted stairs, and a door providing access into the accommodation.

Living Room

11'11" x 17'0" (3.65m x 5.19m)

The living room has two UPVC double glazed windows, a radiator, recessed spotlights, a TV point, and exposed original floor boards.

Kitchen

7'0" x 10'6" (2.14m x 3.21m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, an integrated double oven, gas ring hob, space and plumbing for a washing machine, a radiator, tiled splashback, exposed original floorboards, and a Velux window.

Master Bedroom

12'11" x 11'1" (3.95m x 3.38m)

The main bedroom has two UPVC double glazed windows, a radiator, recessed spotlights, a corner fitted wardrobe, and original floor boards.

Bedroom Two

9'8" x 9'11" (2.95m x 3.04m)

The second bedroom has a UPVC double glazed window, a radiator, an in-built cupboard, eaves open storage, and original floor boards.

Bedroom Three

10'5" x 11'9" (3.20m x 3.59m)

The third bedroom has a UPVC double glazed window, a radiator, and original floor boards.

Bathroom

5'6" x 11'9" (1.70m x 3.59m)

The bathroom has a UPVC double glazed obscure window, a low level flush W/C, a pedestal wash basin, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and central taps, a radiator, recessed spotlights, extractor fan, partially tiled walls, and exposed original floor boards.

OUTSIDE

To the outside are communal areas, and a parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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 and Ground rent in the year marketing commenced (£PA): £600

Property Tenure is Leasehold. Term : 999 years from 1 January 1988 Term remaining 965 years.

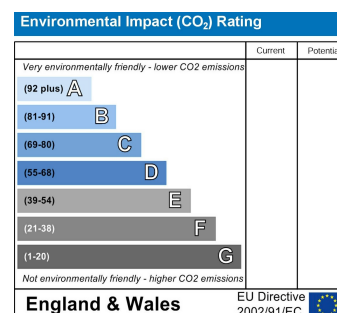
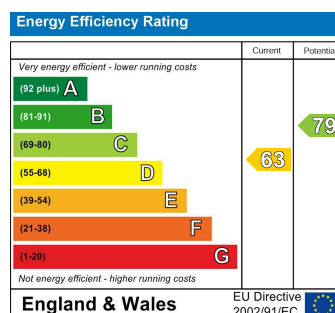
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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. 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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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