

HoldenCopley

PREPARE TO BE MOVED

Scotland Road, Basford, Nottinghamshire NG5 IGR

£110,000

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NO UPWARD CHAIN...

Conveniently situated near shops, schools, eateries, parks, and the Haydn Road community cricket club, with excellent transport connections to Nottingham City Centre and beyond, this top-floor apartment appeals to a variety of buyers. Upon entering, you're greeted by an entrance hall leading to an open-plan living area and fitted kitchen, featuring French doors. Two spacious bedrooms and a three-piece bathroom suite ensure comfort. Outside, allocated parking and communal spaces complete the package.

MUST BE VIEWED





- Top Floor Apartment
- Two Double Bedrooms
- Open Plan Living Kitchen Room
- Three-Piece Bathroom Suite
- Well-Presented Throughout
- Secure Off-Street Parking
- Leasehold
- Excellent Transport Links
- Popular Location
- Must Be Viewed



ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, an in-built cupboard, access into the loft, and a solid wooden door providing access into the accommodation.

Kitchen Living Room

9'11" x 26'0" (3.04m x 7.94m)

The living area has wood-effect flooring, a TV point, a radiator, and double French doors.

The kitchen area has a range of fitted base and wall units with worktops, two stainless steel circular sinks with a mixer tap and drainer, an integrated oven, gas ring hob, stainless steel splashback and extractor fan, integrated fridge freezer, space and plumbing for a washing machine, and wood-effect flooring.

Bedroom One

14'5" x 8'9" (4.40m x 2.67m)

The first bedroom has a UPVC double glazed window, a radiator, double fitted wardrobe, and carpeted flooring.

Bedroom Two

14'6" x 8'2" (4.42m x 2.51m)

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

Bathroom

6'3" x 7'2" (1.92m x 2.20m)

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

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 in the year marketing commenced (£PA):

£1568.16 - £130.68 per month

Rent in the year marketing commenced (£PA): £8,161.20 -

£680.10 per month

Property Tenure is Leasehold. Term : 99 years from 1 January 2006 Term remaining 81 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

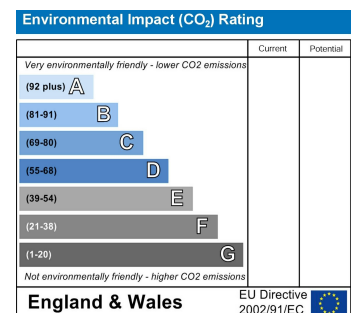
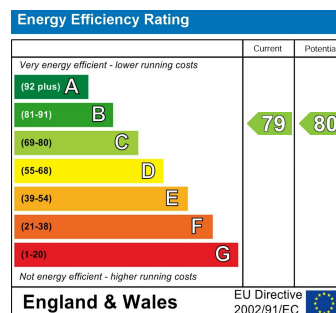
Land registry.

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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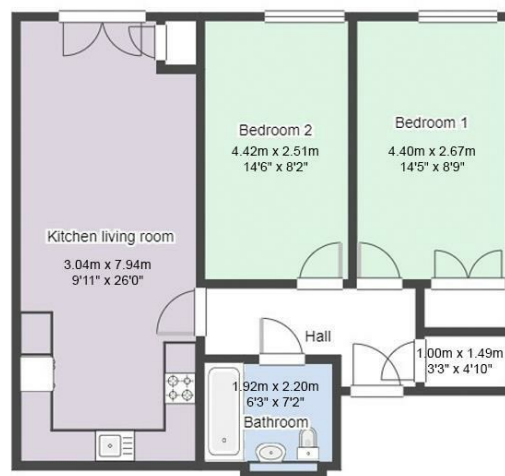
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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