

HoldenCopley

PREPARE TO BE MOVED

Belconnen Road, Nottingham, Nottinghamshire NG5 5JB

Guide Price £55,000 - £70,000

GUIDE PRICE £55,000 - £60,000

NO UPWARD CHAIN...

Cash buyers only - This second-floor apartment is a fantastic opportunity for both first-time buyers and experienced investors. Situated in a prime location near Nottingham City Hospital, the property offers excellent transport links to Nottingham City Centre and easy access to surrounding areas, making it ideal for commuters or those exploring the city. As you enter the apartment, you are welcomed by a hallway that leads to a spacious living room, perfect for relaxing or entertaining, which flows seamlessly into the kitchen. The large double bedroom provides a comfortable retreat and comes fully furnished, as does the living room. The newly installed three-piece bathroom suite offers a clean, contemporary design and comes with a two-year warranty. Additionally, the apartment includes a useful storage room for keeping belongings neatly organised. Outside, residents can enjoy access to communal areas, offering a pleasant environment for all.

MUST BE VIEWED



- Second Floor Apartment
- One Bedroom
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ample Storage
- Secure Entry System
- Leasehold
- Cash Buyers Only
- Must Be Viewed

ACCOMMODATION

Hallway

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

Living Room

20'0" x 9'11" (6.10m x 3.04m)

The living room come furnished with a sofa, coffee table, wall unit & tv, two UPVC double glazed windows, two radiators, space for a dining table, carpeted flooring, and open access into the kitchen.

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7'1" x 6'10" (2.18m x 2.09m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, space for a freestanding cooker, space for and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a wall-mounted boiler, tiled splashback, vinyl flooring, and a UPVC double glazed window.

Bedroom

9'9" x 13'10" (2.99m x 4.22m)

The bedroom comes furnished with a wardrobe, chest of drawers, bed, bedside table & a chair, a UPVC double glazed window, a radiator, and carpeted flooring.

Bathroom

5'5" x 7'11" (1.67m x 2.43m)

The bathroom has a UPVC double glazed obscure window, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, waterproof boarding, and vinyl flooring.

Storage Room

3'1" x 10'7" (0.94m x 3.23m)

The storage room has lighting, and ample storage space.

OUTSIDE

To the outside is communal areas.

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 1000Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – Yes, Construction Walls: Timber frame with brick effect external render Roof: Pitched and tile effects cladding

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:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £839.51

Ground Rent in the year marketing commenced (£PA): £10

Property Tenure is Leasehold. Term : 90 years from 25 December 2017 Term remaining 83 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.



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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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