

# HoldenCopley

PREPARE TO BE MOVED

Leen Court, Lenton, Nottinghamshire NG7 2HZ

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£120,000



WELL-PRESENTED THROUGHOUT...

This well-presented one-bedroom first-floor flat offers comfortable and modern living, ideally located within walking distance to the Queens Medical Centre, shops, eateries, and excellent transport links. The property welcomes you with an entrance hall that leads into a spacious reception room, where double French doors open onto a private balcony, perfect for relaxing outdoors. The flat also features a modern kitchen, designed to meet all your culinary needs. A double bedroom and a three-piece bathroom suite. Outside, the property offers the convenience of off-road parking.

MUST BE VIEWED!





- First-Floor Flat
- One Bedroom
- Spacious Reception Room
- Modern Kitchen
- Balcony
- Three-Piece Bathroom Suite
- Off-Road Parking
- Ideal For First-Time Buyers
- Popular Location
- Must Be Viewed

## ACCOMMODATION

### Hall

2'10" x 7'10" (0.88 x 2.40)

The hall has carpeted flooring, a wall-mounted intercom and a single door providing access into the accommodation.

### Lounge/Dining Room

13'5" max x 16'1" max (4.09m max x 4.90m max)

The reception room has carpeted flooring, a UPVC double-glazed window and double French doors providing access to the balcony.

### Balcony

5'2" x 4'11" (1.58m x 1.51m)

### Kitchen

6'3" x 13'2" (1.91m x 4.01m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and mixer tap, an integrated oven & hob, space and plumbing for a washing machine and a dishwasher, partially tiled walls, vinyl flooring and a UPVC double-glazed window.

### Bedroom

12'6" max x 9'5" max (3.81m max x 2.87m max)

The bedroom has carpeted flooring and a UPVC double-glazed window.

### Bathroom

6'3" x 8'0" (1.91m x 2.44m )

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, partially tiled walls, a heated towel rail, an in-built storage cupboard that houses the water tank, vinyl flooring, an extractor fan and a UPVC double-glazed window.

## OUTSIDE

Outside is access to off-road parking.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 80Mbps & Highest upload speed at 20Mbps

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

Sewage – Mains Supply

Flood Risk – the government website states this is a medium risk flood area.

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:

Property Tenure is Freehold

Service Charge in the year marketing commenced (£PA): £1332

Ground Rent in the year marketing commenced (£PA): £200

Property Tenure is Leasehold, Term: 999 years from 24th April 1986 Term remaining 961 years.

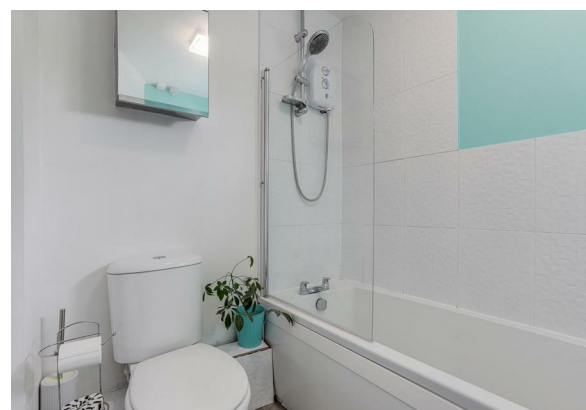
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

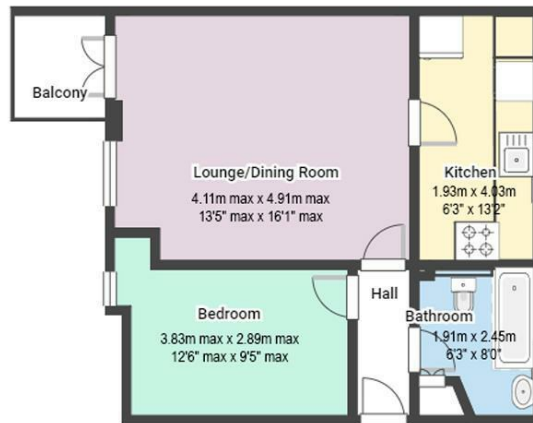
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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