

HoldenCopley

PREPARE TO BE MOVED

Raleigh Street, Nottingham, Nottinghamshire NG7 4DN

Guide Price £130,000 - £150,000

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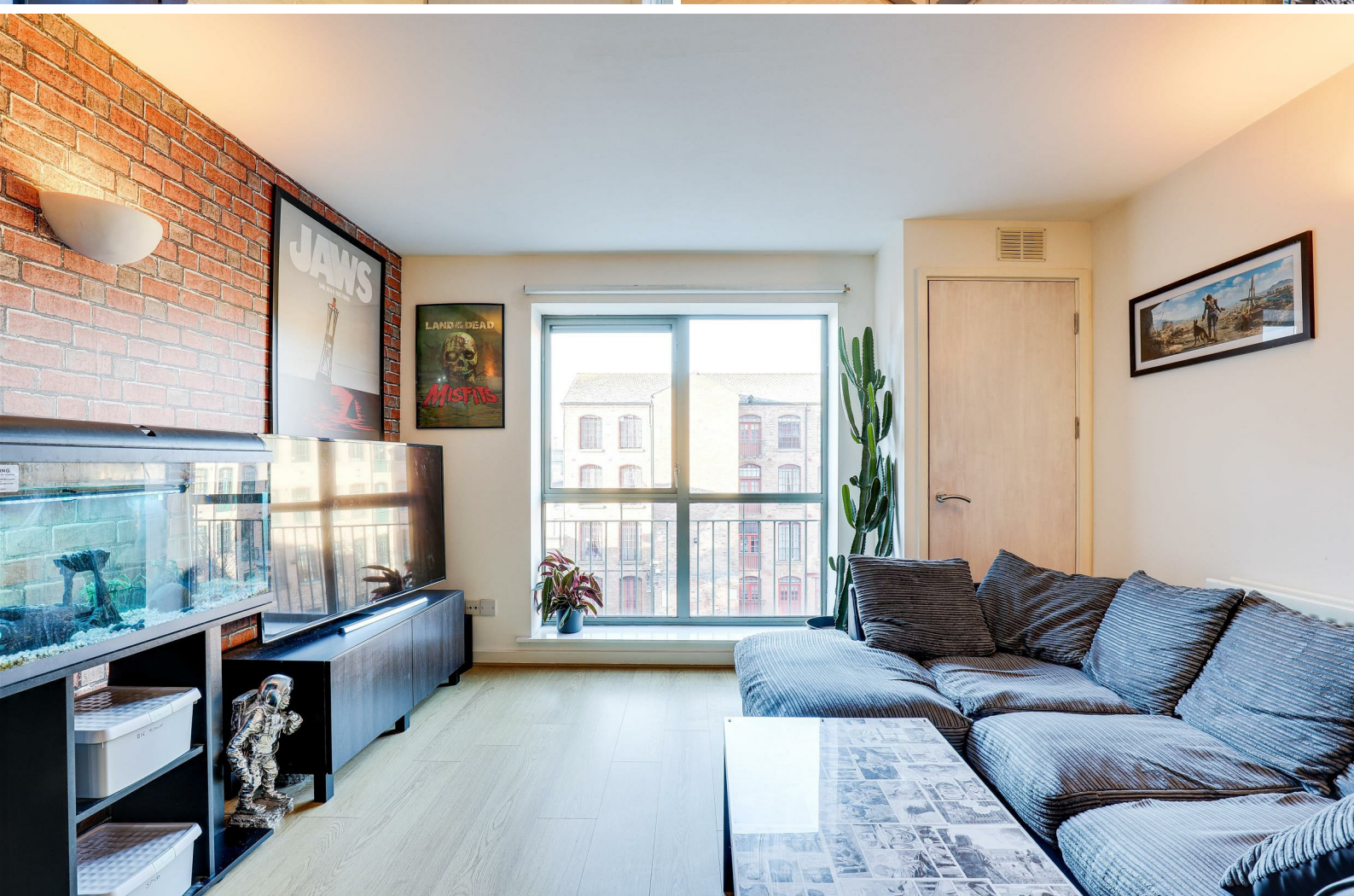
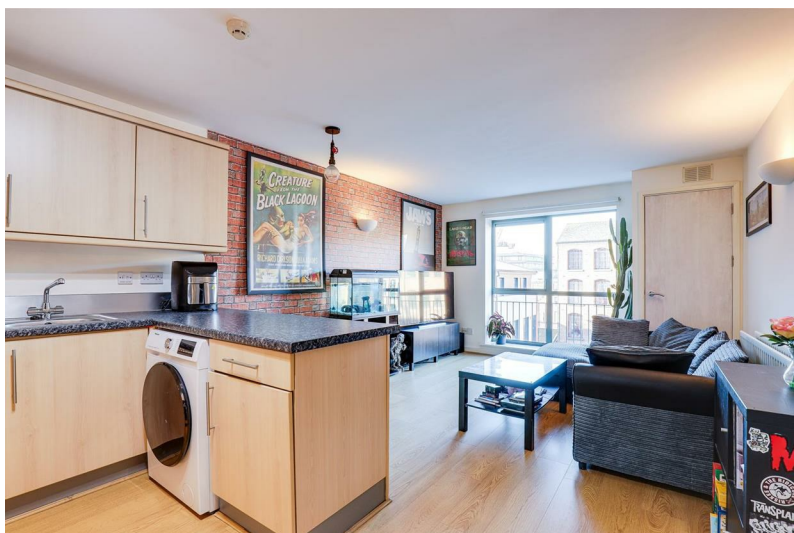


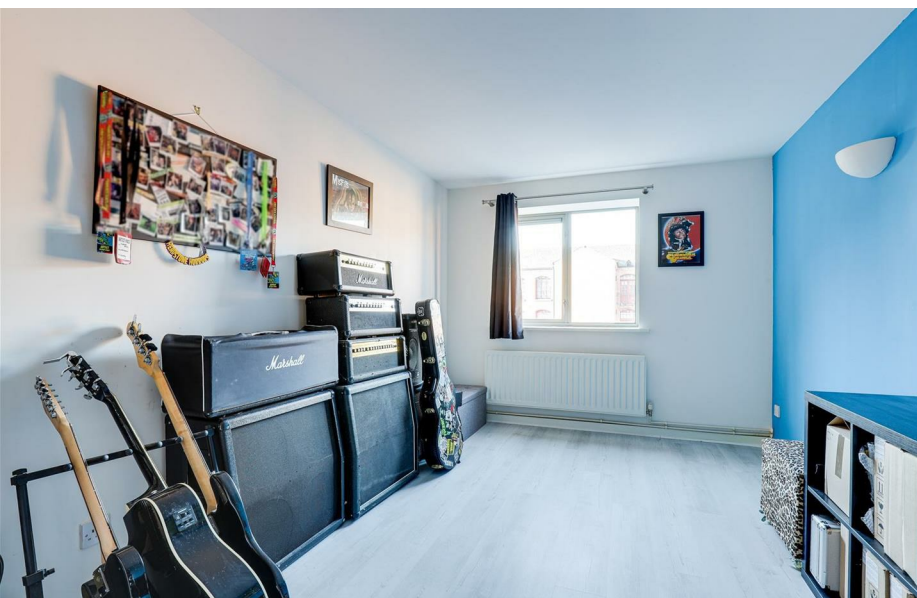
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THIRD FLOOR FLAT...

Nestled just a stone's throw from the vibrant heart of Nottingham city centre, this well presented two-bedroom third-floor flat offers a prime opportunity for first-time buyers and investors alike. Featuring a well-maintained modern design, the accommodation offers a bright and spacious open-plan kitchen and living area, complete with practical fittings and ample storage to suit everyday needs. Both double bedrooms are generously sized, providing versatility and comfort, while the sleek, modern three-piece bathroom suite adds a touch of luxury. Beyond the stylish interior, the property benefits from an allocated parking space and is perfectly positioned near a variety of local amenities, including shops, cafes, and excellent transport links, ensuring convenience at your doorstep. This property effortlessly combines modern living with a superb location, making it an unmissable opportunity.

MUST BE VIEWED





- Third Floor Flat
- Two Double Bedrooms
- Open Plan Fitted Kitchen
Living Room
- Modern Three Piece
Bathroom Suite
- Allocated Parking
- New Boiler
- Close To The City Centre
- Leasehold
- Must Be Viewed





ACCOMMODATION

Entrance Hall

8'11" x 6'5" (approx) (2.74m x 1.98m (approx))
The entrance hall has wood-effect flooring, a wall-mounted phone intercom and a single door providing access into the accommodation.

Kitchen

8'1" x 14'1" (2.47m x 4.31m)
The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, a built-in cupboard, wood-effect flooring and open access into the living room.

Living Room

12'1" x 11'11" (3.70m x 3.64m)
The living room has a double-glazed window, wood-effect flooring, a radiator, wall-mounted light fixtures and a built-in cupboard.

Master Bedroom

13'4" x 10'0" (4.07m x 3.05m)
The main bedroom has a double-glazed window, wood-effect flooring, a radiator and wall-mounted light fixtures.

Bedroom Two

9'3" x 14'8" (2.82m x 4.49m)
The second bedroom has a double-glazed window, wood-effect flooring, a radiator and wall-mounted light fixtures.

Bathroom

6'6" x 8'0" (1.99m x 2.46m)
The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, an L shaped fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, a wall-mounted wall unit, tiled flooring and walls and a heated towel rail.

OUTSIDE

Outside there is an allocated parking space.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Superfast - 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)
- Phone Signal – All 4G, some 5G & 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No holiday lets
- Other Material Issues - No

DISCLAIMER

Council Tax Band Rating – Nottingham City Council – Band B
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

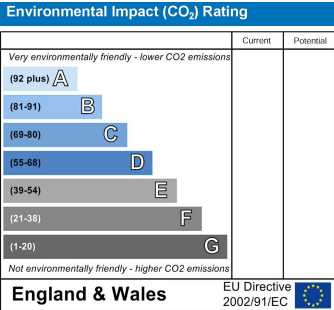
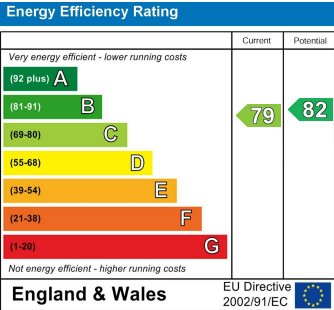
Service Charge in the year marketing commenced (£PA): £2,250.36
Property Tenure is Leasehold. Term: 999 years from 24 June 2001 Term remaining 975 years.

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.

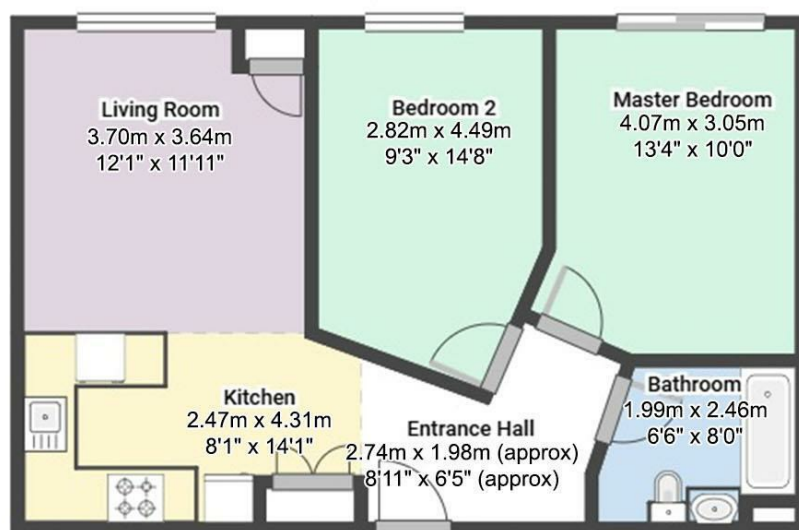
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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