

HoldenCopley

PREPARE TO BE MOVED

Raleigh Street, Nottingham, Nottinghamshire NG7 4DG

Guide Price £130,000

GUIDE PRICE £130,000 - £145,000

GROUND FLOOR FLAT WITH NO UPWARD CHAIN...

Recently refurbished and ready to move straight into, this spacious two-bedroom ground floor flat offers modern, hassle-free living just a 15-minute walk from Nottingham city centre. The entire property has been very recently upgraded, including brand new flooring throughout, fresh paint in every room, and a fully renovated three-piece bathroom suite. Inside, you'll find a generous living room, a well-appointed fitted kitchen, and two double bedrooms – all presented in excellent condition. Outside, the communal areas are tidy and well kept, and the flat comes with an allocated parking space along with short-stay visitor parking for added convenience. Offered with no upward chain, this move-in ready home is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance property in a prime, well-connected location.

MUST BE VIEWED



- Ground Floor Flat
- Two Double Bedrooms
- Large Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Allocated Parking Space
- Leasehold
- Close To Nottingham City Centre
- Ideal For First Time Buyers
- Must Be Viewed

ACCOMMODATION

Porch
4'5" x 3'1" (1.36m x 0.96m)
The porch has wood-effect flooring and provides access into the accommodation.

Entrance Hall
11'5" x 3'4" (3.48m x 1.04m)
The entrance hall has wood-effect flooring, a radiator, and an in-built storage cupboard.

Kitchen
8'9" x 8'8" (2.69m x 2.65m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a mixer tap and drainer, an integrated oven and hob, space for a washing machine, space for a fridge freezer, wood-effect flooring, partially tiled walls, a radiator and a UPVC double-glazed window to the side elevation.

Living Room
14'11" x 14'1" (4.57m x 4.30m)
The living room has wood-effect flooring, two radiators, and a UPVC double-glazed window to the side elevation.

Master Bedroom
11'3" x 8'10" (3.45m x 2.70m)
The main bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the side elevation.

Bedroom Two
9'4" x 7'8" (2.86m x 2.34m)
The second bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the side elevation.

Bathroom
8'11" x 5'1" (2.72m x 1.57m)
The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, tiled flooring, partially tiled walls, a radiator, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE
To the outside there are communal areas, and allocated parking.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)
Phone Signal – Good 5G and 4G
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
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): £1,409
Ground Rent in the year marketing commenced (£PA): £75
Property Tenure is Leasehold. Term: 150 years from 1 January 2000 Term remaining 125 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.

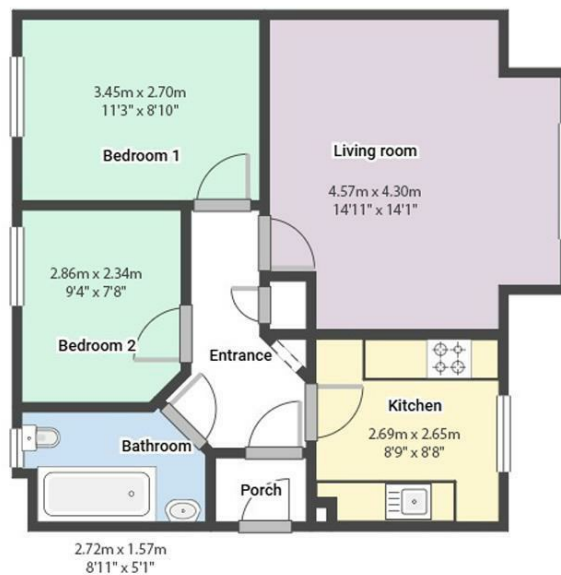
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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