

HoldenCopley

PREPARE TO BE MOVED

Raleigh Street, Radford, Nottinghamshire NG7 4HR

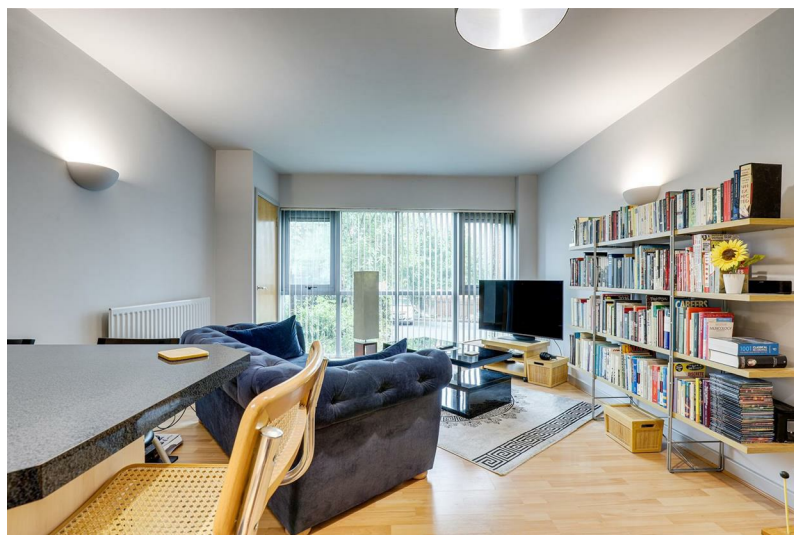
Guide Price £130,000 - £140,000

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WELL-PRESENTED GROUND FLOOR APARTMENT...

This two-bedroom ground floor apartment would make the perfect purchase for a wide range of buyers, whether you're a first-time buyer, a professional couple, or looking to downsize. Well presented throughout, this property offers comfortable and modern living in a highly convenient location. Situated just a short walk from Nottingham City Centre, this home benefits from being close to a range of local shops, vibrant eateries, and excellent transport links, as well as the City's universities, making it ideal for those who enjoy everything city life has to offer while still enjoying a quiet residential setting. Internally, the accommodation comprises an entrance hall, a bright and spacious open-plan living and kitchen area ideal for entertaining, two double bedrooms, one of which enjoys direct access to a private balcony and a three-piece bathroom suite. Outside, the property also benefits from secure entry access and well-maintained communal areas.

MUST BE VIEWED!



- Ground Floor Apartment
- Two Bedrooms
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Open Plan Kitchen / Living Area
- Balcony
- Allocated Parking In Secure Car-Park
- Secure Entry System
- Convenient Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall
5'3" x 11'7" (1.62m x 3.54m)

The entrance hall has wood-effect laminate flooring, an in-built cupboard, a wall-mounted thermostat, and a single wooden door providing access into the accommodation.

Kitchen/Living Room
21'0" x 12'5" (6.41m x 3.79m)
The kitchen has a range of fitted base and wall units with worktops, a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob, a stainless steel splashback and extractor fan, space for a fridge freezer, and wood-effect laminate flooring. The living room has wood-effect laminate flooring, a radiator, and a UPVC double-glazed window.

Master Bedroom
12'10" x 9'8" (3.92m x 2.95m)
The main bedroom has wood-effect laminate flooring, a radiator, and double French doors opening out on to the balcony.

Bedroom Two
10'10" x 9'11" (max) (3.31m x 3.03m (max))
The second bedroom has wood-effect laminate flooring, a fixed glass grid feature window, a radiator, a UPVC double-glazed window, and a UPVC door opening out on to the balcony.

Bathroom
8'2" x 6'11" (2.49m x 2.13m)
The bathroom has a low level dual flush W/C, a pedestal wash basin and tiled splashback, an electric shaving point, a panelled bath with a mains fed shower and handheld shower head, an extractor fan, a radiator and heated towel rail, a fixed glass grid feature window, tiled flooring, and partially tiled walls.

OUTSIDE
Outside there is access to an allocated parking space.

ADDITIONAL INFORMATION
Broadband Networks - Openreach, Virgin Media
Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)
Phone Signal – Good 4G / Some 5G
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
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): TBC
Ground Rent in the year marketing commenced (£PA): TBC
Property Tenure is Leasehold, Term: 99 years from 1 July 2002 Term remaining 76 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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