

# HoldenCopley

PREPARE TO BE MOVED

Raleigh Street, Nottingham, Nottinghamshire NG7 4DG

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Guide Price £120,000



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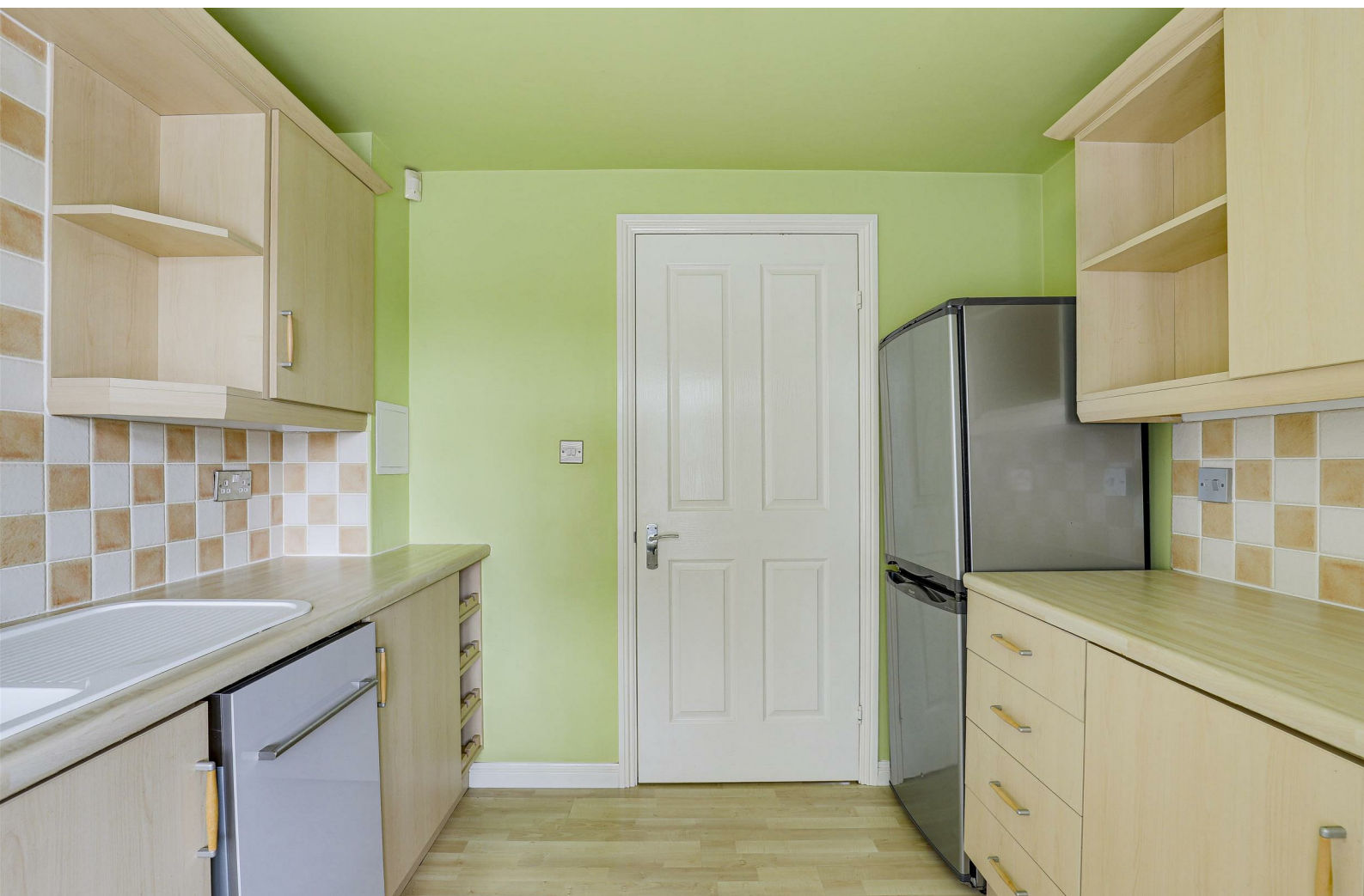


GUIDE PRICE £120,000 - £130,000

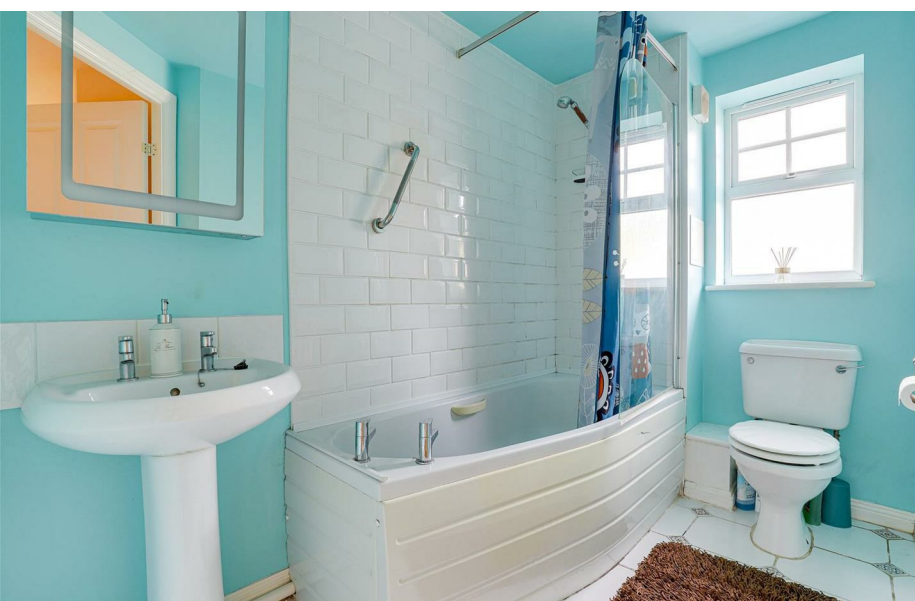
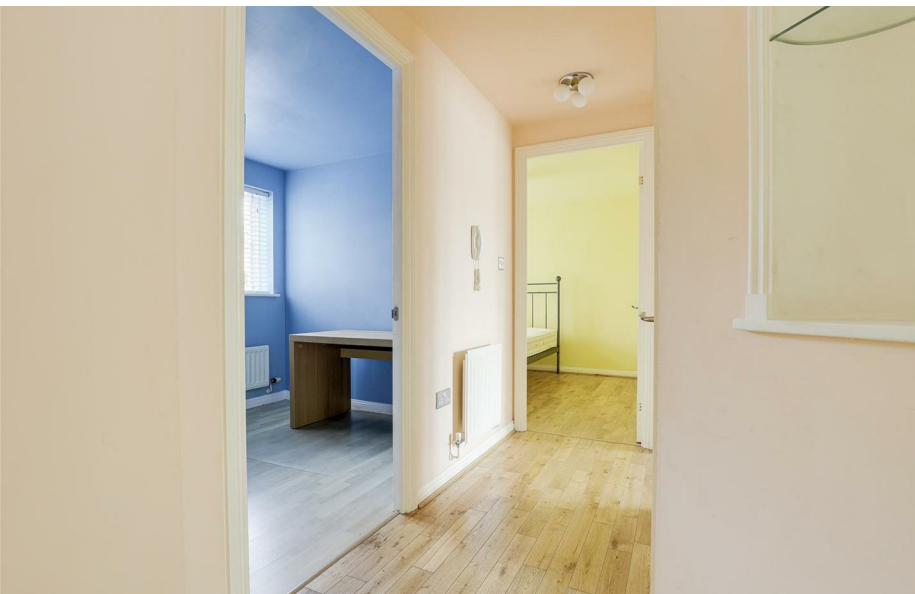
NO UPWARD CHAIN...

This well-presented two-bedroom ground floor apartment offers a wonderful opportunity to enjoy modern city living within easy walking distance of Nottingham City Centre. As you enter, you are greeted by a useful porch area that leads into a welcoming entrance hallway, setting the tone for the spacious accommodation throughout. The living room provides a comfortable space to relax, while the fitted kitchen is both practical and stylish, offering plenty of room for cooking and dining. The property features two generously sized bedrooms, perfect for a small family, professionals, or those looking for a bit of extra space. The three-piece bathroom suite is modern and well-appointed, complementing the overall feel of the apartment. Outside, residents benefit from gated off-street parking, ensuring convenience and security, along with well-maintained communal areas that add to the sense of community. This apartment is an ideal choice for anyone wanting a contemporary home close to the heart of Nottingham with easy access to local amenities and transport links.

MUST BE VIEWED







- Ground Floor Apartment
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Allocated Parking
- Central Location
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed











ACCOMMODATION

Porch

4'6" x 3'2" (1.38m x 0.98m)

The porch has tiled flooring, and a door providing access into the accommodation.

Entrance Hall

11'5" x 6'6" (3.50m x 1.99m)

The entrance hall has an in-built cupboard, a radiator, a wall-mounted telecom entry system, and wood-effect flooring.

Living Room

15'0" x 14'1" (4.58m x 4.30m)

The living room has a UPVC double glazed window with fitted blinds, two radiator, space for a dining table, and wood-effect flooring.

Kitchen

8'9" x 8'8" (2.69m x 2.65m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a mixer tap and drainer, an integrated oven with a gas ring hob and extractor fan, a washing machine, a fridge freezer, a radiator, a dishwasher, tiled splashback, wood-effect flooring, and a UPVC double glazed window with fitted blinds.

Bedroom One

11'5" x 8'9" (3.49m x 2.69m)

The first bedroom has a UPVC double glazed window with fitted blinds, a radiator, and wood-effect flooring.

Bedroom 2

9'5" x 7'8" (2.89m x 2.35m)

The second bedroom has a UPVC double glazed window with fitted blinds, a radiator, and wood-effect flooring.

Bathroom

8'11" x 5'2" (2.72m x 1.59m)

The bathroom has a UPVC double glazed obscure window, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

The outside space has allocated parking, and 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 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- 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): £1,484.07

Ground Rent in the year marketing commenced (£PA): £285.71

Property Tenure is Leasehold. Term : 150 years from 1 January 2000 Term remaining 125 years.

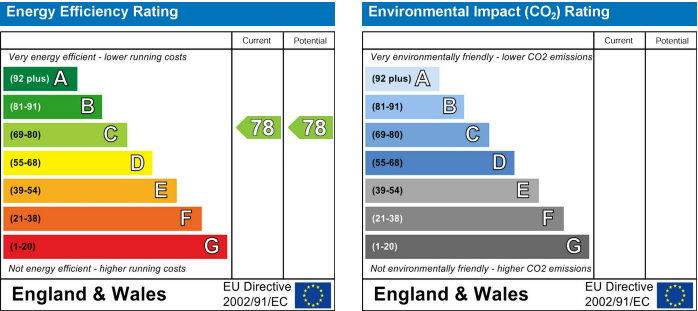
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

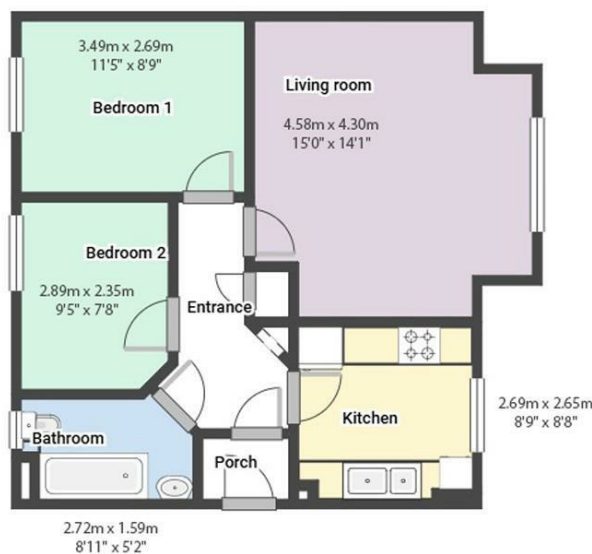
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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