

HoldenCopley

PREPARE TO BE MOVED

Raleigh Street, Radford, Nottinghamshire NG7 4DN

Guide Price £175,000

GUIDE PRICE £175,000 - £185,000

WELL-PRESENTED THROUGHOUT

Perfectly situated within easy reach of Nottingham City Centre, this stylish and well-presented two-bedroom apartment offers the ideal combination of modern living, comfort, and convenience. Whether you're a professional, student, or investor, this property ticks all the right boxes. The location is exceptional, with a wide array of shops, bars, restaurants, and leisure facilities just a short walk away. Excellent public transport links, close proximity to both Nottingham universities, and easy access to the Queen's Medical Centre further enhance its appeal. Inside, the apartment is thoughtfully laid out and well-maintained. A welcoming entrance hall leads to a bright and spacious open-plan kitchen and living area – perfect for entertaining or unwinding after a busy day. The kitchen features sleek modern units and integrated appliances, flowing seamlessly into the comfortable living space. There are two double bedrooms, each filled with natural light, and a contemporary three-piece bathroom suite with stylish fixtures and fittings. Additional benefits include secure gated allocated parking, ideal for added peace of mind, and access to a shared courtyard space – perfect for enjoying a breath of fresh air in a private, well-kept setting.

MUST BE VIEWED



- Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Diner
- Three-Piece Bathroom Suite
- Original Features
- Secure Gated Allocated Parking Space
- Great Location
- Excellent Transport Link
- New Boiler
- Must Be Viewed

ACCOMMODATION

Entrance Hall
4'0" x 6'7" (1.23m x 2.02m)
The entrance hall has laminate flooring, an in-built cupboard, a wall-mounted entry intercom system, and a door providing access into the accommodation.

Kitchen/Diner
15'1" x 16'0" (4.61m x 4.89m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, an integrated oven with a gas hob and extractor fan, a stainless steel splashback, a wall-mounted boiler, space and plumbing for a dishwasher and washing machine, space for a dining table, laminate wood flooring, exposed wooden beams, and UPVC windows.

Master Bedroom
10'5" x 10'6" (3.18m x 3.21m)
The main bedroom has carpeted flooring, a radiator, exposed wooden beams, and UPVC windows.

Bedroom Two
15'1" x 9'1" (4.62m x 2.79m)
The second bedroom has carpeted flooring, a radiator, exposed wooden beams, and UPVC windows.

Bathroom
6'3" x 7'6" (1.91m x 2.29m)
The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted shower, and electric shaving point, a chrome heated towel rail, a extractor, exposed wooden beams, partially tiled walls, and tiled flooring.

OUTSIDE
Outside of the property is access to an allocated parking space.

ADDITIONAL INFORMATION
Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - Superfast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal - Good 4G / Some 5G Coverage
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.

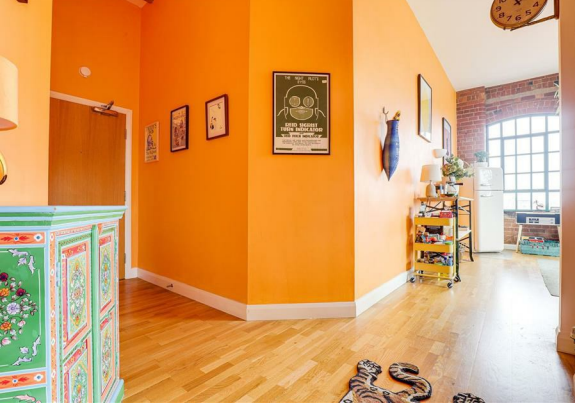
The vendor has advised the following:
Property Tenure is Freehold
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their 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.

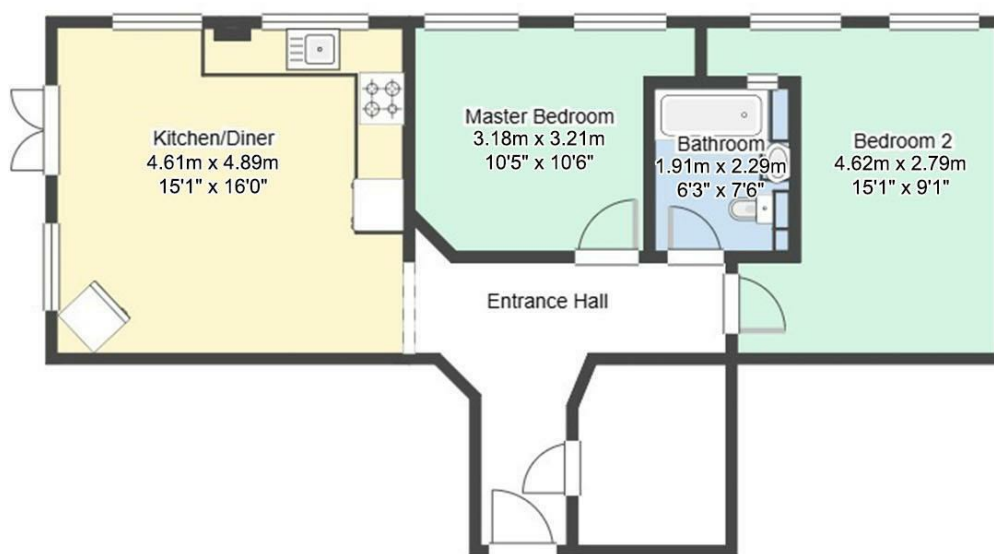
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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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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