

HoldenCopley

PREPARE TO BE MOVED

Raleigh Street, Radford, Nottingham NG7 4DN

Guide Price £125,000

Raleigh Street, Radford, Nottingham NG7 4DN



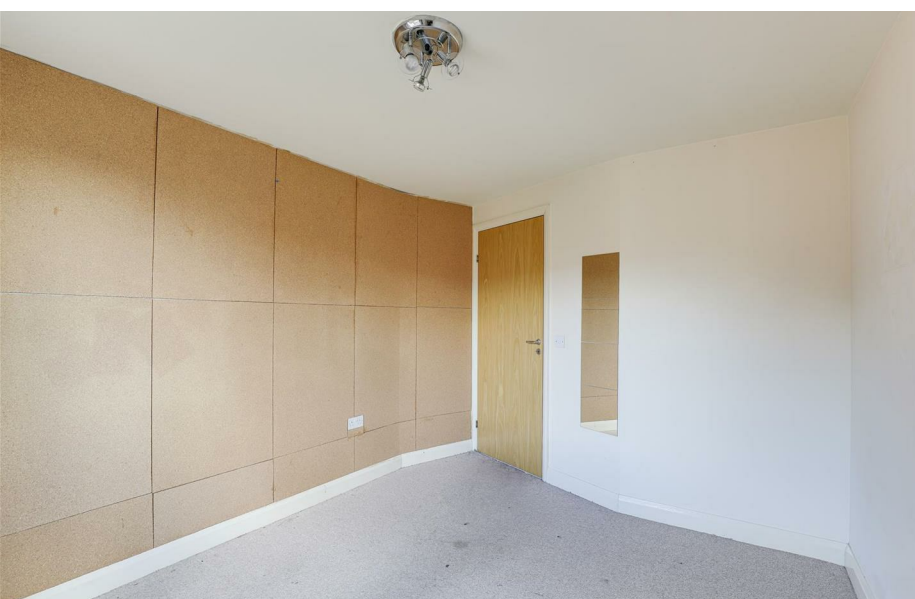
GUIDE PRICE £125,000-£140,000.

APARTMENT LIVING...

Situated in a highly convenient location, this well-presented two-bedroom apartment is positioned just a short distance from Nottingham City Centre, with a wealth of shops, bars, and restaurants right on your doorstep. Excellent transport links are nearby, including bus and tram routes, making commuting around the city and beyond effortless. Nottingham Train Station is also within easy reach, providing quick and direct connections to surrounding cities. Located on the fourth floor, the apartment offers bright and stylish accommodation throughout. The welcoming entrance hall features useful storage space and leads into an open plan kitchen and reception room, providing the ideal setting for both dining and relaxing. There are two generously sized bedrooms, along with a contemporary bathroom complete with a WC. Externally, the apartment benefits from an allocated parking space, making this an excellent choice for couples or working professionals seeking low-maintenance city living in a prime location.

MUST BE VIEWED





- Fourth Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Three Piece Bathroom Suite
- Spacious Accommodation
- Allocated Parking Space
- Excellent transport Links
- Popular & Convenient Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has wood effect flooring, smoke alarm, access to an in-built storage cupboard and a single door providing access into the accommodation

Living Room

12*9" x 10*10" (3.90m x 3.32m)

The living room has carpeted flooring, radiator, TV point, an in-built storage cupboard and double glazed windows to the front elevation

Kitchen

9*9" x 10*3" (2.98m x 3.13m)

The kitchen has wood effect flooring, a range of fitted wall and base units with marble effect worksurfaces, integrated oven with gas hobs stainless steel splashbacks and an extractor fan, stainless steel sink and a half with a drainer and mixer taps, integrated fridge/freezer, partially tiled walls and space and plumbing for a washing machine and other appliances

Master Bedroom

10*8" x 9*5" (3.27m x 2.89m)

The main bedroom has carpeted flooring, TV point, radiator and a double glazed window

Bedroom Two

9*4" x 15*2" (2.86m x 4.63m)

The second bedroom has carpeted flooring, radiator and a double glazed window

Bathroom

8*9" x 6*10" (2.67m x 2.10m)

The bathroom has tiled flooring, partially tiled walls, wall mounted towel rail, shaving point, pedestal washbasin with mixer taps, low level flush WC, panelled bath with mixer taps and a wall mounted shower and a double glazed window

OUTSIDE

Outside of the property is an allocated parking space.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Superfast - 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- 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:
Annual Service Charge, Ground Rent, & Sinking Fund - £2196

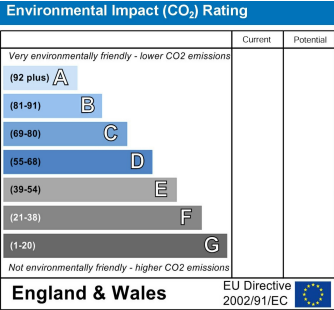
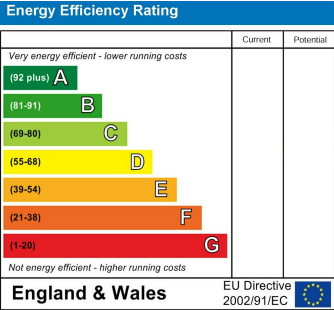
Property Tenure is Leasehold. Term : 99 years from 25 March 2004. Term remaining 78 years.
A new 999 year lease will commence upon completion.

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.

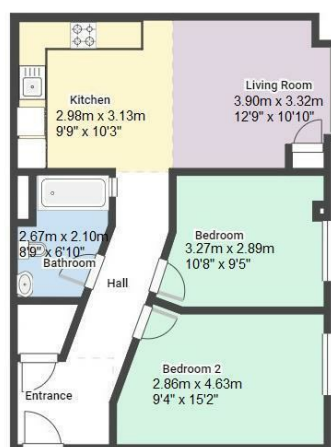
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



Raleigh Street, Radford, Nottingham NG7 4DN



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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.