

HoldenCopley

PREPARE TO BE MOVED

Burns Street, Nottingham, Nottinghamshire NG7 4DS

Guide Price £150,000 - £160,000

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WELL CONNECTED AREA...

This first floor apartment occupies a convenient location, offering excellent access to a wide range of local amenities, strong transport links, and Nottingham City Centre just a short walk away. Perfectly positioned for city living, this property combines practicality with comfort, making it an excellent choice for first-time buyers or investors looking for a low-maintenance home. The accommodation begins with a welcoming entrance hall that provides access to all rooms. The apartment boasts a spacious open-plan living and kitchen area, creating a bright and versatile space ideal for relaxing, entertaining, or dining. The kitchen is well-appointed, offering a functional layout with ample storage and work surfaces. There are two good-sized bedrooms, each offering plenty of natural light, and a modern three-piece bathroom suite, finished to a contemporary standard. Externally, the property benefits from a communal courtyard, providing a pleasant outdoor space to enjoy. The development is well maintained, offering a quiet and secure environment.

MUST BE VIEWED



- First Floor Apartment
- Two Bedrooms
- Spacious Open Plan Kitchen Living Room
- Three-Piece Bathroom Suite
- Communal Areas
- Leasehold
- Excellent Transport Links
- Close To The City Centre
- Ideal For First Time Buyers
- Must Be Viewed

ACCOMMODATION

Entrance Hall

3'1" x 16'4" (0.96m x 5.00m)

The entrance hall has wood-effect flooring, a fitted base unit, a radiator, coving to the ceiling, and a door providing access into the accommodation.

Kitchen Living Room

17'9" x 15'7" (5.42m x 4.75m)

The open plan kitchen living room has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, a ceramic hob and extractor hood, a wall-mounted boiler, space for a fridge freezer, a TV point, space for a dining table, recessed spotlights, coving to the ceiling, wood-effect flooring, and four sash style windows to the front elevation.

Bedroom One

8'4" x 12'10" (2.55m x 3.93m)

The first bedroom has a UPVC double glazed window, a radiator, coving to the ceiling, and wood-effect flooring.

Bedroom Two

9'2" x 10'7" (2.81m x 3.23)

The second bedroom has three UPVC double glazed windows, a radiator, coving to the ceiling, and wood-effect flooring.

Bathroom

5'5" x 7'2" (1.66m x 2.20m)

The bathroom has a concealed dual flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and a bi-folding shower screen, a heated towel rail, recessed spotlights, an extractor fan, a shaver socket, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

To the outside is a communal courtyard.

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 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 A

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 (EPA): £500.00

Ground Rent in the year marketing commenced (EPA): £250

Property Tenure is Leasehold. Term : 125 years from 31st October 2017 Term remaining 117 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 license and a recent utility bill or bank statement. We are also required to obtain proof of funds

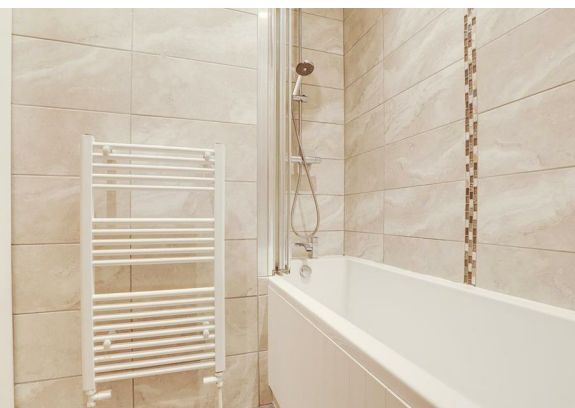
and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from

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

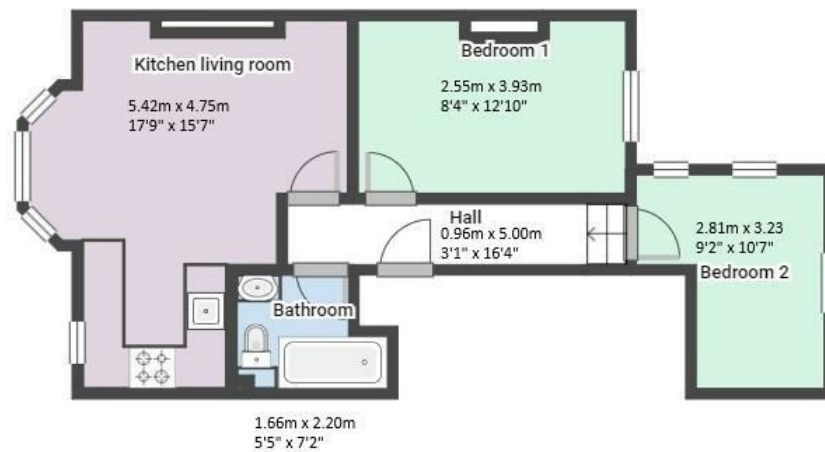
services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies.

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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