

HoldenCopley

PREPARE TO BE MOVED

Holland Street, Hyson Green, Nottinghamshire NG7 5DS

Guide Price £120,000 - £140,000

GUIDE PRICE £120,000 - £130,000

NO UPWARD CHAIN...

This attractive second-floor apartment features two bedrooms and is impeccably designed with contemporary neutral decor. It provides spacious living quarters, complete with ample storage, can benefit from being sold with tenant in-situ. Situated in the sought-after area of Hyson Green, it offers convenient access to various shops, dining options and reliable transportation. The interior includes a hallway/study area, an open-plan kitchen/living space and two generously sized bedrooms serviced by a modern three-piece bathroom suite. On-street parking is available outside. The property is currently achieving an impressive monthly rental income of £895 - generating a gross rental yield of 8.26% per year, making it a highly lucrative addition to any property portfolio.

MUST BE VIEWED



- Second Floor Apartment
- Two Bedrooms
- Spacious Kitchen/Living Room
- Three-Piece Bathroom Suite
- Ample Storage Space
- On-Street Parking
- Well-Presented Throughout
- 360 Virtual Tour Available
- Popular Location
- Must Be Viewed

ACCOMMODATION

Hall/Study/Area

The entrance hall has carpeted flooring, a wall-mounted heater and a single door providing access into the accommodation

Kitchen/Living Room

The kitchen has wood effect flooring, has a range of fitted wall and base units with wood-effect worksurfaces, a stainless steel sink with a drainer and mixer taps, integrated oven with electric hobs, stainless steel splashback and an extractor fan, space and plumbing for a washing machine, a UPVC double glazed Velux window. The Living area has carpeted flooring, two wall mounted electric heaters, TV point, loft hatch and a UPVC double glazed Velux window

Master Bedroom

The main bedroom has carpeted flooring, an electric wall mounted heater and a UPVC double glazed Velux window

Bedroom Two

The second bedroom has carpeted flooring and a UPVC double glazed window Velux window

Bathroom

The bathroom has tile effect flooring, partially tiled walls, a wall mounted towel rail, low level WC, washbasin unit with mixer taps, a corner shower enclosure with a wall mounted electric shower, shaving point and an extractor fan

OUTSIDE

Outside to the front of the property there is availability for on street parking

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 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:
Service Charge in the year marketing commenced (EPA): £1164,661
Ground Rent in the year marketing commenced (EPA): £150
Property Tenure is Leasehold. Term : 125 years from 1 January 2020 Term remaining 122 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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