

HoldenCopley

PREPARE TO BE MOVED

Second Avenue, Forest Fields, Nottinghamshire NG7 6JJ

Guide Price £130,000 - £150,000

Second Avenue, Forest Fields, Nottinghamshire NG7 6JJ

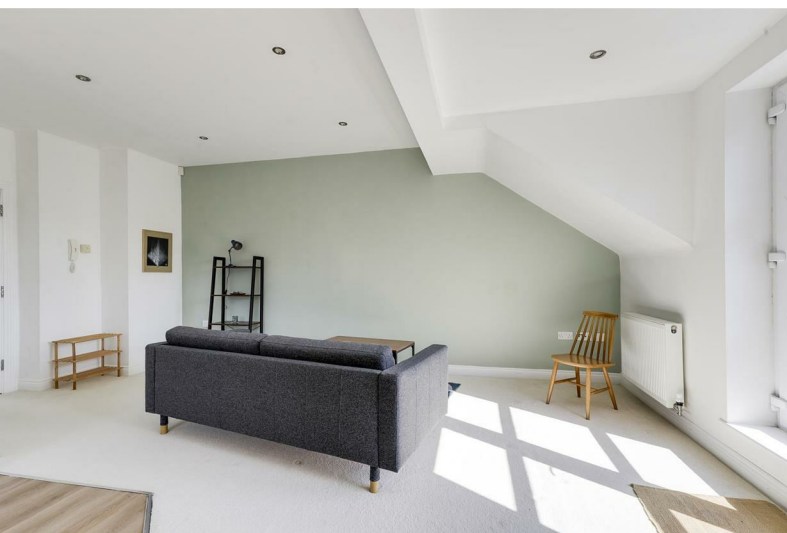


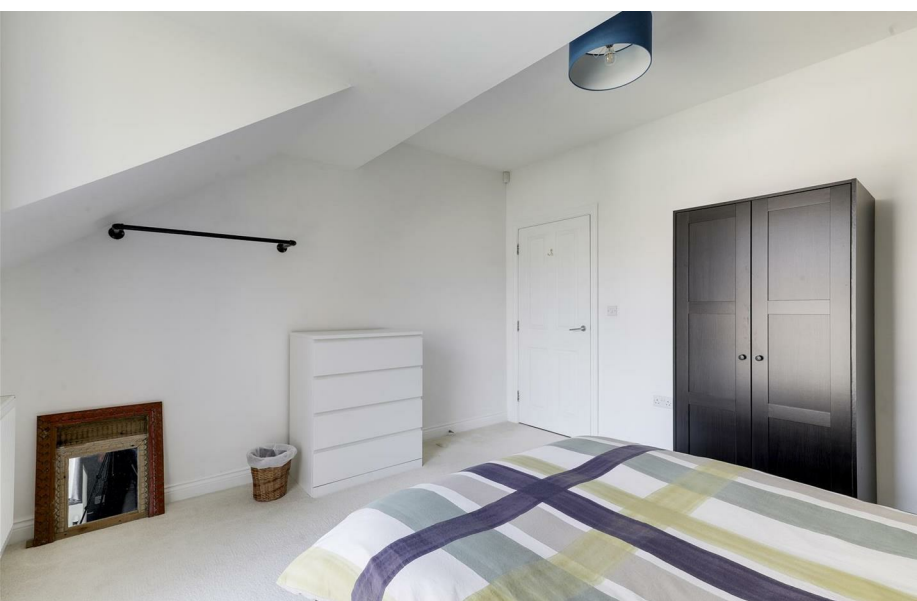
GUIDE PRICE - £130,000 - £140,000

NOT TO BE MISSED...

Situated close to Nottingham City Centre, this stylish second-floor flat offers modern living with excellent access to local shops, eateries, and convenient transport links to the City Centre. The heart of the home is the spacious and airy open-plan kitchen, diner, and living room, designed for both comfort and functionality. The sleek, fitted kitchen includes a contemporary breakfast bar, perfect for casual dining. Natural light floods the space, with direct access to a south-facing balcony that provides a stunning elevated view of the surroundings. The generously sized master bedroom boasts floor-to-ceiling windows, enhancing the sense of space and brightness. A modern three-piece bathroom suite completes the interior, offering a fresh and elegant design. Externally, the property benefits from off-street parking, adding to its practicality. This well-appointed flat is ideal for those seeking a stylish, convenient, and comfortable home in a vibrant location.

MUST BE VIEWED





- Top Floor Flat
- One Spacious Bedroom
- Open Plan
Kitchen/Diner/Living Room
- Modern Fitted Kitchen &
Breakfast Bar
- Three Piece Bathroom Suite
- South-Facing Balcony
- Off-Street Parking
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





ACCOMMODATION

Entrance Hall

5*9" x 3*6" (1.77 x 1.08)

The entrance hall has carpeted flooring, a radiator, access into the loft, and a single door providing access into the accommodation.

Living/Dining Room

19*5" x 17*2" (5.92 x 5.24)

The living/dining room has carpeted flooring, two radiators, an intercom, an in-built storage cupboard, space for a dining table, recessed spotlights, double French doors leading out to the balcony, and open plan access to the kitchen.

Kitchen

The kitchen has a range of fitted base and wall units with wood-effect worktops and a breakfast bar, a stainless steel sink with a mixer tap and a drainer, an integrated oven, hob, tiled splashback and stainless steel extractor fan, an integrated dishwasher & fridge freezer, an integrated washing machine, wood-effect flooring, recessed spotlights, and a UPVC double-glazed window.

Master Bedroom

12*9" x 11*9" (3.90 x 3.60)

The bedroom has carpeted flooring, two radiators, and a floor-to-ceiling UPVC double-glazed window.

Bathroom

6*7" x 6*6" (2.03 x 2.00)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, a chrome heated towel rail, a wall-mounted electric shaving point, wood-effect flooring, partially tiled walls, and recessed spotlights.

OUTSIDE

Balcony

7*6" x 3*2" (2.29 x 0.99)

The property features a south-facing paved balcony.

Rear

The rear of the property features off-street parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central 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 – Some 5G and all 4G

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 – Remedial works are currently in progress for the flat building

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 (£PA): £1214.56

Ground Rent in the year marketing commenced (£PA): £152.85

Property Tenure is Leasehold. Term: 999 years from 1 November 2010 -

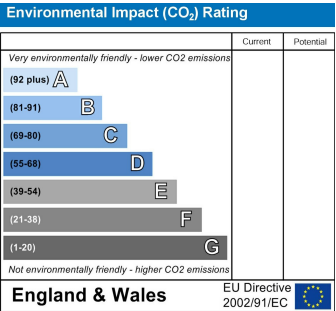
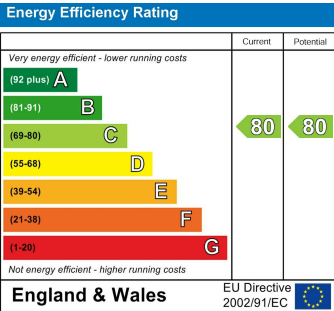
Term remaining 984 years.

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 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.



Second Avenue, Forest Fields, Nottinghamshire NG7 6JJ



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.