

HoldenCopley

PREPARE TO BE MOVED

Hope Drive, The Park, Nottinghamshire NG7 1BT

Guide Price £260,000 - £325,000

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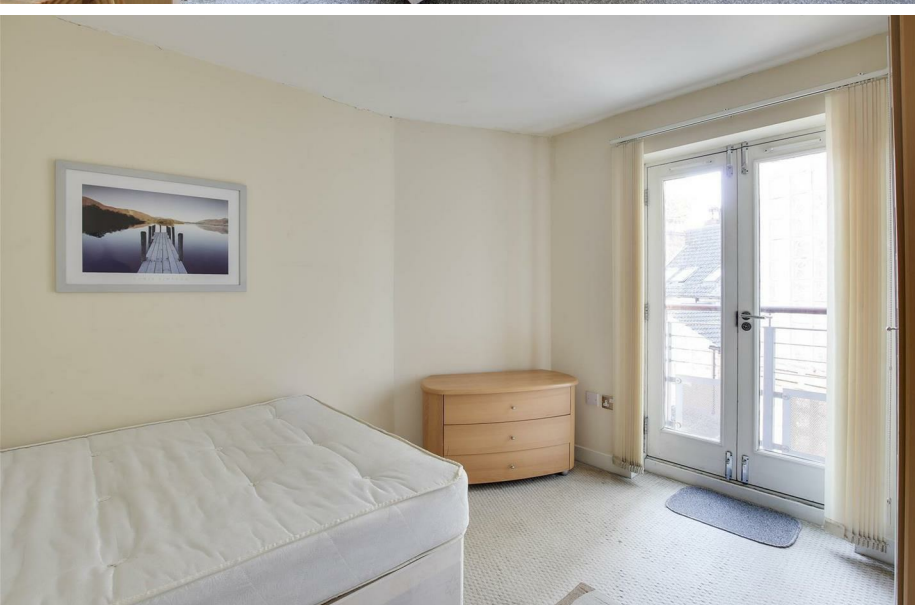
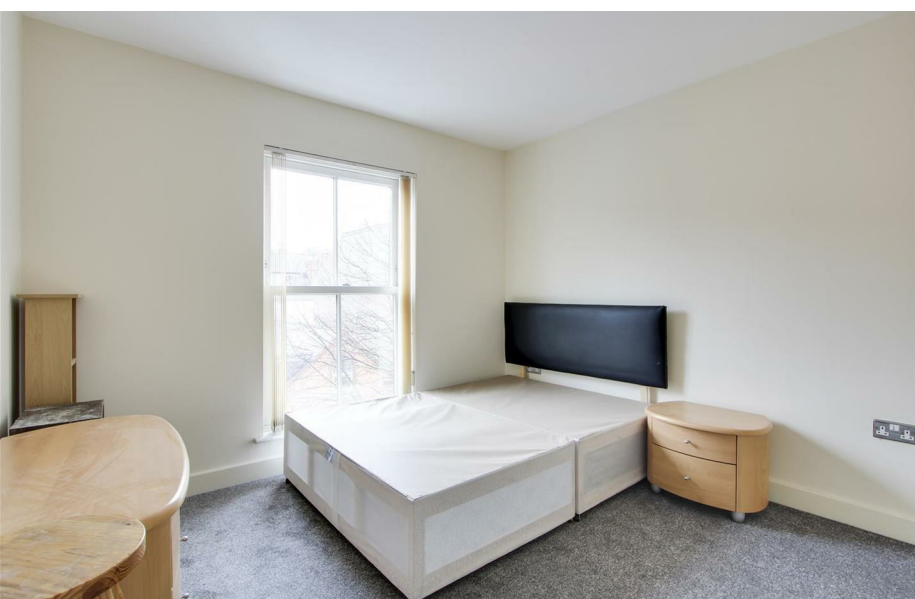
GUIDE PRICE: £260,000 - £280,000

PENTHOUSE APARTMENT...

This modern high-class penthouse apartment is situated in the The Park, a highly regarded and sought after private estate, next to the grounds of Nottingham Castle and just a short walking distance in to the City Centre. This spiral staircase duplex apartment offers an abundance of space spanning across two floors, boasting three double bedrooms with two bathroom suites and a separate modern kitchen along with a stunning vaulted ceilings for the living space and underfloor heating throughout along with a private balcony enjoying views of the castle. This property would be the perfect purchase for a range of buyers as it has the option to be sold with tenants in situ.

MUST BE VIEWED





- Light & Spacious Penthouse Apartment
- Three Bedrooms
- Two Bathrooms
- Vaulted Ceiling Living Space
- Spiral Staircase
- Modern Kitchen
- Balcony & Parking Available
- Sought After Location
- Over 900 Years On Lease
- Must Be Viewed





ACCOMMODATION

Porch

The porch has carpeted flooring and provides access into the accommodation

Entrance Hall

The entrance hall has carpeted flooring, underfloor heating, recessed spotlights and features a spiral staircase to the first floor accommodation

Utility Cupboard

4'5" x 2'10" (1.35 x 0.88)

This room has a worktop, space and plumbing for a washing machine and storage

Master Bedroom

18'8" x 9'11" (5.71 x 3.04)

The main bedroom has a double glazed window, carpeted flooring with underfloor heating, a fitted wardrobe and access to an en-suite

En-Suite

7'1" x 6'6" (2.16 x 2.00)

The en-suite has a low level flush WC, a pedestal wash basin, an electrical shaving point, a shower enclosure, a chrome heated towel rail, tiled flooring, underfloor heating, partially tiled walls, an extractor fan and recessed spotlights

Bedroom Two

11'0" x 10'11" (3.36 x 3.09)

The second bedroom has a double glazed window, carpeted flooring with underfloor heating and a fitted wardrobe

Bedroom Three

11'10" x 9'11" (3.63 x 3.03)

The third bedroom has a double glazed window, carpeted flooring with underfloor heating, a freestanding wardrobe and double doors leading out to a balcony

Bathroom

9'1" x 6'8" (2.79 x 2.05)

The bathroom has a low level flush WC, a pedestal wash basin, an electrical shaving point, a panelled bath with a wall mounted mains shower and a shower screen, a chrome heated towel rail, tiled flooring, underfloor heating, partially tiled walls, an extractor fan and recessed spotlights

Living Room

32'8" x 20'4" (9.97 x 6.21)

Accessed via the spiral staircase, the living room has carpeted flooring, recessed spotlights, a double glazed window, a skylight window, exposed beams on the ceiling, a TV point, underfloor heating, block glass windows and double doors to a balcony

Kitchen

10'11" x 10'1" (3.34 x 3.09)

The kitchen has a range of fitted base and wall units with worktops, an inverted stainless steel sink with mixer taps, an integrated oven with an electric hob, extractor fan and a stainless steel splash back, an integrated microwave, an integrated fridge freezer, an integrated dishwasher, wood effect flooring, underfloor heating, recessed spotlights and a double glazed window

W/C

This space has a low level flush WC, a wash basin, tiled splash back, carpeted flooring, an extractor fan, recessed spotlights and a double glazed window

OUTSIDE

Allocated parking can be found in the basement garage accessed by remotely controlled garage doors

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band E

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 (£PA): £2,622.26

Property Tenure is Leasehold. Term: 999 Years from 1st March 2005 - Term remaining 981 years.

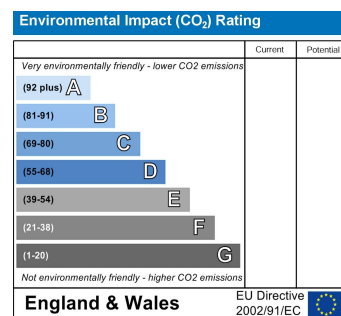
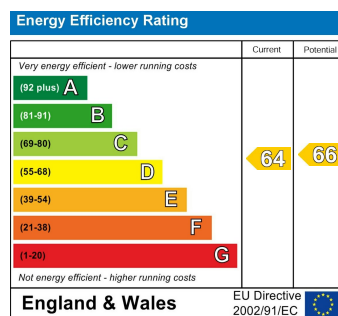
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

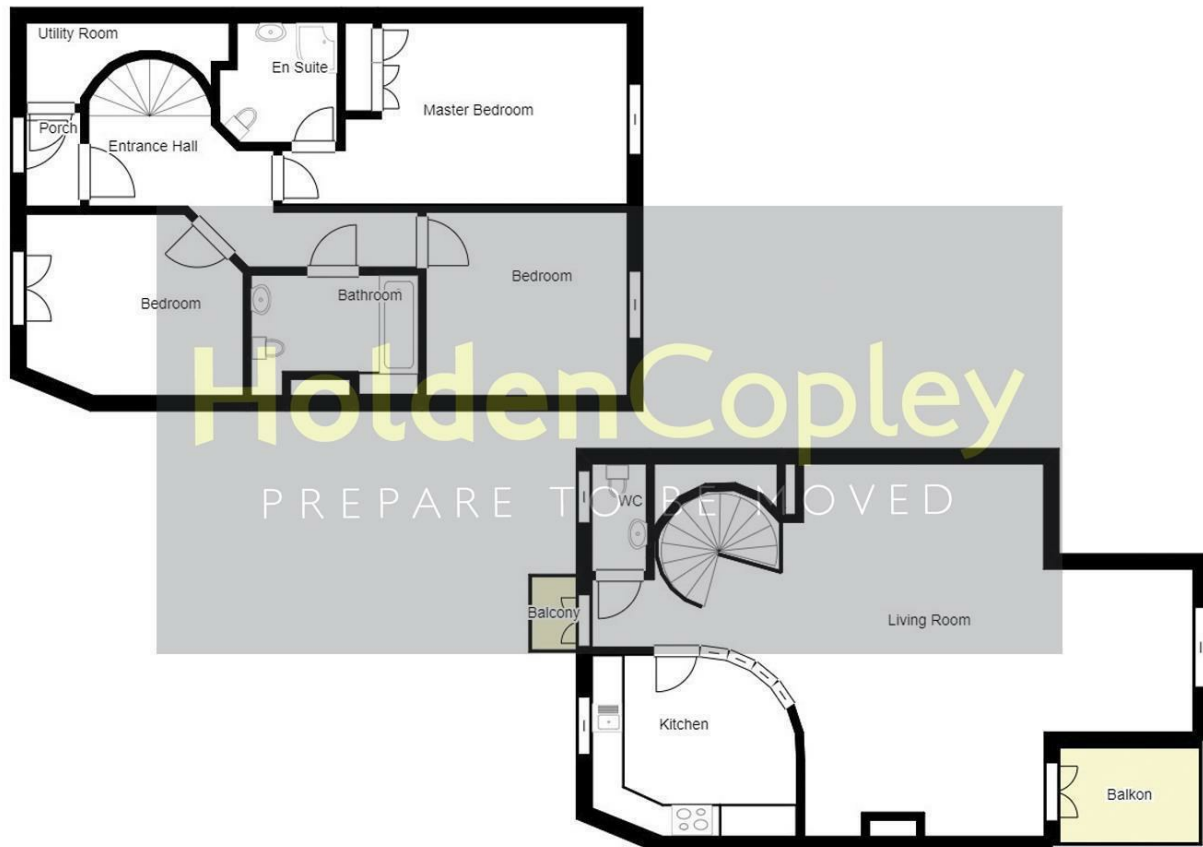
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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