

HoldenCopley

PREPARE TO BE MOVED

Waterfront Plaza, City Centre, Nottinghamshire NG2 3BH

Offers Over £110,000 - £130,000

CASH BUYERS ONLY...

Welcome to this one-bedroom ground floor flat, exclusively available to cash buyers, presenting an ideal investment opportunity that you won't want to miss. This property is situated in a prime location just a stone's throw away from the vibrant Nottingham City Centre, which is host to a range of shops, eateries, excellent transport links and Universities as well as having easy access to various local amenities and facilities. As you step inside, you'll find yourself in the inviting entrance hall, leading to the spacious kitchen/living space, thoughtfully designed to maximise comfort and practicality. The living area also benefits from French doors providing seamless access to the Juliet balcony. The well-proportioned double bedroom offers a peaceful retreat. Completing the accommodation is the three-piece bathroom suite, offering all the essential amenities. With cash buyers in mind, this property presents an excellent investment opportunity. Whether you're looking to enter the property market or expand your portfolio, this flat offers significant potential for rental income. It's convenient location, along with the appealing features and the attractive Juliet balcony, is sure to appeal to potential tenants.

MUST BE VIEWED



- Ground Floor Apartment
- One Double Bedroom
- Spacious Kitchen/Living Space
- Three-Piece Bathroom Suite
- Spacious Accommodation
- Cash Buyers Only
- Ideal Investment Opportunity
- Leasehold
- Popular Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

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

Kitchen/Living Space

24'6" x 9'10" (7.49m x 3.00m)

The kitchen/living space has a range of fitted base and wall units with a worktop, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, an integrated gas hob, an integrated fridge freezer, a radiator, recessed spotlights, wood-effect flooring and UPVC double French doors providing access to the Juliet balcony

Bedroom

17'8" x 9'5" (5.40m x 2.88m)

The main bedroom has wood-effect flooring, a radiator and a UPVC double glazed window

Bathroom

8'11" x 5'8" (2.74m x 1.74m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a glass shower screen, a chrome heated towel rail, partially tiled walls, tiled flooring and recessed spotlights

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:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (EPA): £2351.54

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

Property Tenure is Leasehold. Term : 999 years from 25 July 2006 Term remaining 982 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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	80	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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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www.holdencopley.co.uk

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