

# HoldenCopley

PREPARE TO BE MOVED

St. James's Terrace, City Centre, Nottinghamshire NG1 6FW

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Guide Price £240,000

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GUIDE PRICE - £240,000 - £260,000

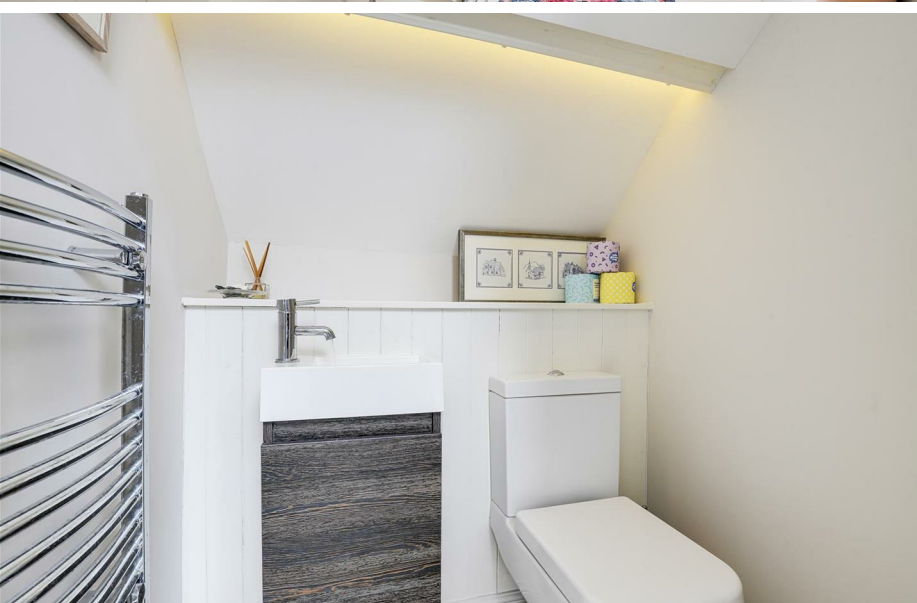
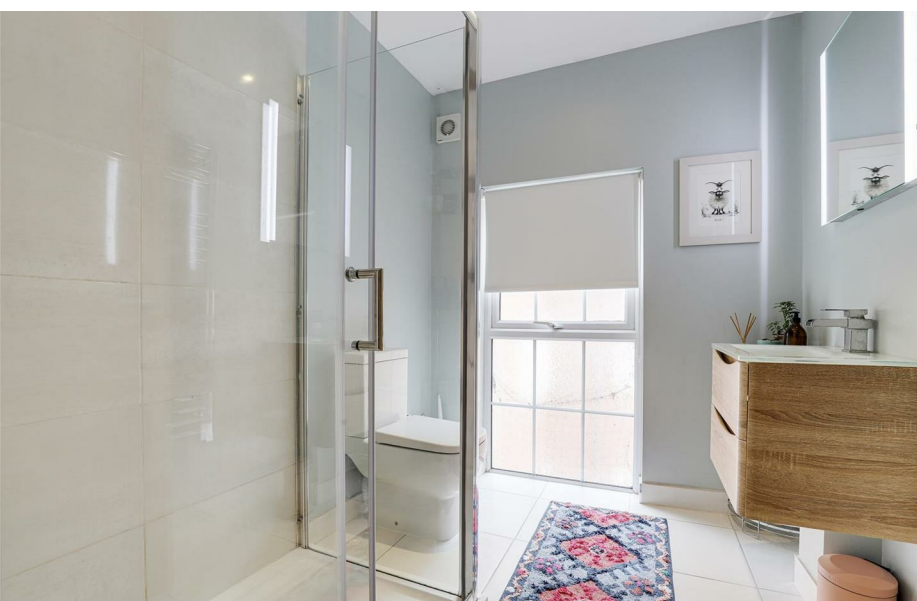
\*NO CHAIN\*

LEASEHOLD WITH SHARE OF FREEHOLD...

Nestled in the heart of Nottingham's vibrant city centre, we proudly present this meticulously designed two double bedroom top-floor apartment that effortlessly blends contemporary style with urban convenience. From the moment you step into the elegant entrance hall, it's clear that this property offers a lifestyle of modern comfort and sophisticated living. The heart of this apartment is the spacious and well-appointed open-plan living area. The kitchen boasts sleek cabinetry, modern appliances and ample countertop space, perfect for culinary endeavours. Flowing seamlessly into the lounge and dining areas, this space is bathed in natural light, creating an atmosphere of relaxation and sociability. The apartment boasts not one, but two generously sized double bedrooms. Both bedrooms are thoughtfully designed to offer tranquillity and comfort, providing residents with their own private retreats. The apartment features a tastefully designed bathroom with a sleek three-piece suite. The choice of fixtures and finishes exudes sophistication, offering a space where you can unwind and rejuvenate. In addition to the main bathroom, this property includes a separate W/C, providing added convenience for both residents and guests. Situated right in the heart of Nottingham city centre, this apartment offers unparalleled access to the city's finest amenities, including shops, restaurants, cultural venues and more. Commuting is a breeze with excellent public transport options nearby, connecting you to various parts of the city and beyond. This apartment is beautifully presented throughout, boasting an impeccable level of attention to detail that is sure to impress even the most discerning buyers.

MUST BE VIEWED





- Top Floor Flat
- Two Double Bedrooms
- Open Plan  
Kitchen/Lounge/Diner
- Stylish Three-Piece Bathroom  
Suite & Separate W/C
- Beautifully Presented  
Throughout
- Spacious Accommodation
- No Upward Chain
- Share Of The Freehold
- Popular Location
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

10'7" x 6'8" (3.25 x 2.04)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, a window and a single door providing access into the accommodation

### Landing

The landing has carpeted flooring, in-built storage cupboards which house the washing machine, wall-mounted heaters, room for office space, recessed spotlights, a loft hatch, two Velux windows and provides access into the accommodation

### Kitchen/Lounge/Diner

18'0" x 17'11" max (5.50 x 5.48 max)

The kitchen has a range of fitted base and wall units with worktops, additional in-built counter space and storage that pulls out to increase this which is bespoke made, an undermount sink with a swan neck mixer tap, an integrated oven, an integrated hob, an extractor hood, space for a fridge freezer, an integrated dishwasher, a TV point, two wall-mounted heaters, recessed spotlights, wood-effect flooring and two UPVC double glazed windows

### Master Bedroom

13'3" x 10'11" (4.05 x 3.35)

The master bedroom has carpeted flooring, a range of bespoke in-built storage cupboards, drawers and wardrobes, a wall-mounted heater, recessed spotlights and two Velux windows

### Bedroom Two

11'11" x 10'4" (3.65 x 3.15)

The second bedroom has carpeted flooring, a wall-mounted heater and a Velux window

### Bathroom

7'7" x 6'4" (2.32 x 1.94)

The bathroom has a low-level dual flush W/C, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a wall-mounted wash basin with a stainless steel mixer tap, a chrome heated towel rail, recessed spotlights, tiled flooring, partially tiled walls and a UPVC double glazed obscure window

### W/C

4'5" x 4'4" (1.37 x 1.34)

This space has wood-effect flooring, a low-level dual flush W/C, a wall-mounted wash basin and a chrome heated towel rail

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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): £2202.26

Ground Rent in the year marketing commenced (£PA): £0

Property Tenure is Leasehold. Term : 125 years from 16 February

2017 Term remaining 119 years.

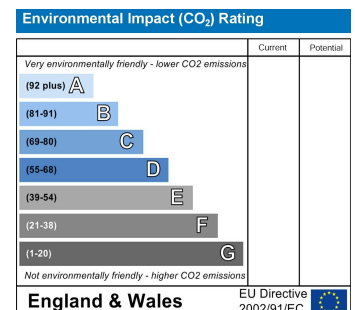
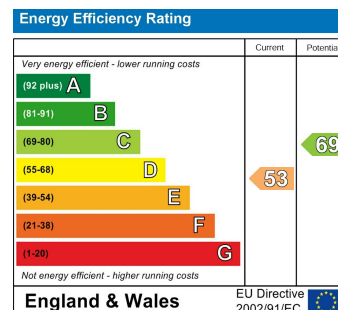
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

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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](http://www.holdencopley.co.uk)

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