

# HoldenCopley

PREPARE TO BE MOVED

Trent Bridge View, Meadow Lane, Nottinghamshire NG2 3EZ

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**Guide Price £350,000**

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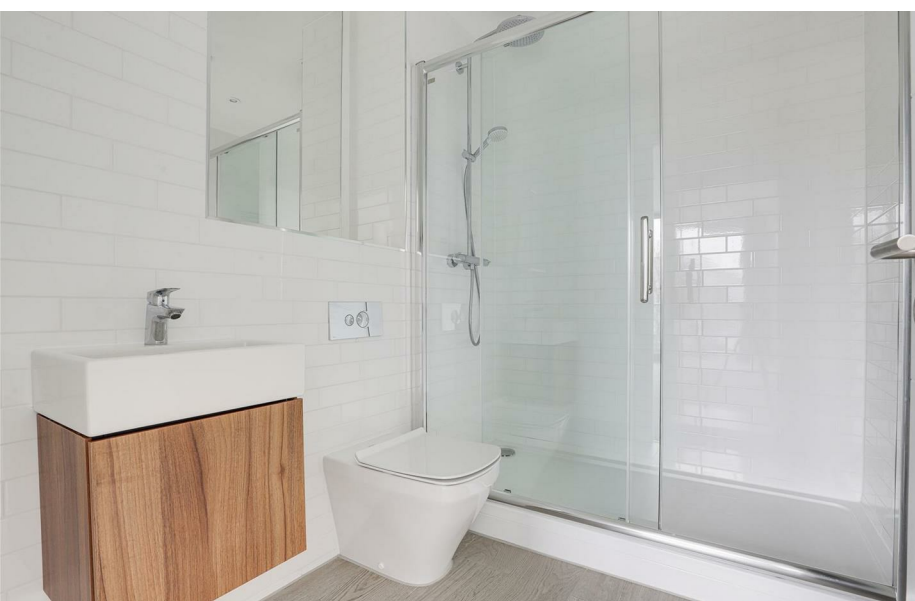
GUIDE PRICE - £350,000 - £375,000

### PRIVATE BALCONY WITH FANTASTIC VIEWS...

Introducing this meticulously maintained two-bedroom apartment, offering stunning views of the River Trent and the Nottingham Forest City Ground. With the added benefit of no upward chain, this property presents an exceptional opportunity to embrace luxurious living. Situated in a highly desirable location on the banks of the River Trent, and within easy reach of the vibrant centre of West Bridgford, this apartment boasts access to a wide range of excellent facilities and amenities. The City Centre and Universities are just a stone's throw away, while regional and national transport hubs are easily accessible, including an excellent train service to London from Nottingham or East Midlands Parkway. Furthermore, the property is within the catchment of renowned schools. As you step through the entrance hall, you'll be captivated by the views from the patio doors leading to the private balcony in every room. The kitchen/living area exudes contemporary elegance, featuring a modern fitted kitchen with integrated appliances and an open-plan layout, creating a bright and airy ambiance. A convenient W/C adds practicality to the space, perfect for guests and day-to-day living. The apartment comprises two spacious double bedrooms, each boasting patio doors that flood the rooms with natural light. Both bedrooms are accompanied by stylish en-suite bathrooms, offering the utmost comfort and convenience. Outside, an allocated parking spot provides secure parking for residents, ensuring convenience and peace of mind.

MUST BE VIEWED





- Apartment
- Two Double Bedrooms
- Spacious Living Area
- Modern Fitted Kitchen
- Two En-Suites & W/C
- Private Balcony
- Fantastic Views
- Allocated Parking
- No Upward Chain
- Sought-After Location











## ACCOMMODATION

### Entrance Hall

The entrance hall has laminate wood-effect flooring, a wall-mounted security intercom system, a radiator, spotlights and a single door providing access into the accommodation.

### W/C

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, partially tiled walls, laminate wood-effect flooring, recessed spotlights and an extractor fan.

### Kitchen/ Living Area

20'10" x 21'10" (6.37m x 6.68m)

The kitchen/ living area has a range of fitted base and wall units with worktops, a sink with a drainer and mixer tap, an integrated oven, an integrated hob, an integrated extractor fan, an integrated dishwasher, an integrated fridge freezer, recessed spotlights, an in-built storage cupboard, two radiators, laminate wood-effect flooring, a TV point, and sliding patio door providing access to the private balcony.

### Master Bedroom

10'1" x 16'2" (3.08m x 4.94m)

The main bedroom has carpeted flooring, a radiator, wardrobes, access to the en-suite and a sliding patio door providing access to the private balcony.

### En-Suite

7'6" x 6'9" (2.31m x 2.06m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a wall-mounted electric shaving point, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan and laminate wood-effect flooring.

### Bedroom Two

10'3" x 11'10" (3.14m x 3.61m)

The second bedroom has carpeted flooring, a radiator, access the en-suite and sliding patio doors opening out to the private balcony.

### En-Suite

6'10" x 5'6" (2.09m x 1.69m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a panlled bath with a shower head, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, recessed spotlights, an extractor fan and laminate wood-effect flooring.

## OUTSIDE

Outside is an allocated parking spot.

## 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:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £ £1856.08

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

Property Tenure is Leasehold. Term : 250 years from 1 January 2020  
Term remaining 245 years.

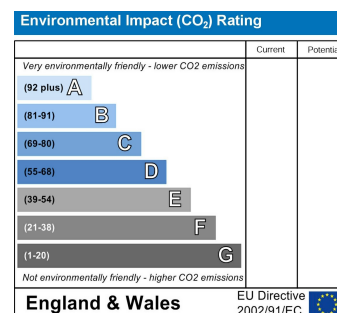
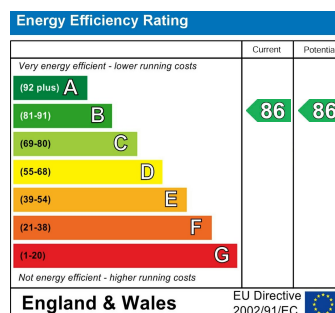
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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