

HoldenCopley

PREPARE TO BE MOVED

Hounds Gate, Nottingham, Nottinghamshire NG1 7AB

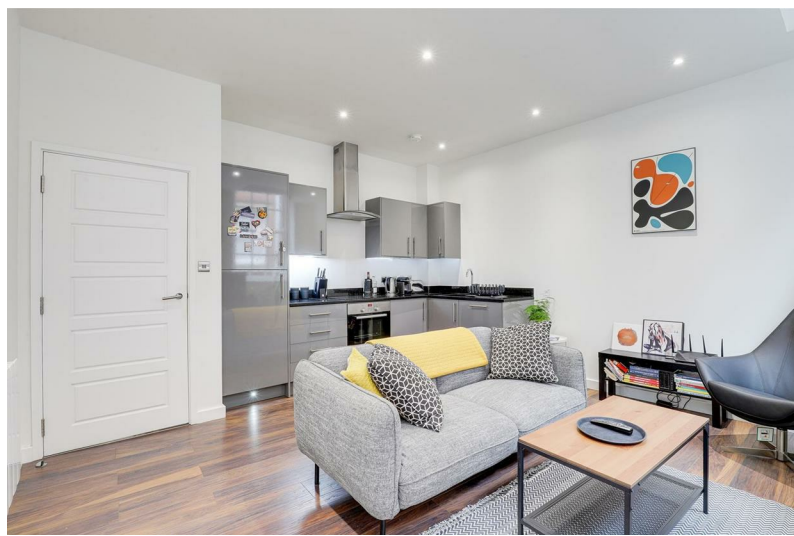
Guide Price £180,000 - £210,000

GUIDE PRICE £180,000 - £200,000

NO UPWARD CHAIN...

Situated in the vibrant heart of Nottingham City Centre, this well-presented first-floor apartment offers a prime location with an array of shops, eateries, and local amenities at your doorstep. Nottingham University is just a short distance away, adding to the convenience and appeal of this property. Ideal for a diverse range of buyers seeking a city centre lifestyle, the apartment boasts a welcoming entrance hall leading to a spacious kitchen living room, perfect for modern living and entertaining. The accommodation further comprises two double bedrooms, providing ample space for residents, along with a convenient three-piece bathroom suite. This apartment offers the epitome of urban living, promising both comfort and convenience in one of Nottingham's most sought-after areas.

MUST BE VIEWED



- First Floor Apartment
- Two Bedrooms
- Spacious Kitchen Living Room
- Three-Piece Bathroom Suite
- Well-Presented Throughout
- City Centre Location
- Close To Local Amenities
- Leasehold
- Popular Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

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

Kitchen Living Room

15'10" x 14'1" (4.83m x 4.30m)

The kitchen area has a range of modern fitted base and wall units with worktops, an under-mount sink with a swan neck mixer tap, an integrated oven with a ceramic hob and extractor fan, an integrated fridge freezer, an integrated washing machine and dishwasher, and wood-effect flooring.

The living area has two UPVC windows, a recessed spotlight, a TV point, a wall-mounted heater, and wood-effect flooring.

Bedroom One

9'3" x 14'0" (2.83m x 4.29m)

The first bedroom has two windows, a wall-mounted heater, fitted double wardrobes, and carpeted flooring.

Bedroom Two

12'7" x 9'11" (3.85m x 3.04m)

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

bathroom

7'10" x 8'1" (2.41m x 2.47m)

The bathroom has two obscure windows, a concealed dual flush W/C, a vanity-style wash basin, a wooden panelled jacuzzi-style mode bath, a wall-mounted shower fixture with rainfall shower head, a hand-held shower head with shower screen, an extractor fan, a chrome heated towel rail, under floor heating, recessed spotlights, an in-built cupboard with a smart mirror, floor-to-ceiling tiling and tiled flooring.

OUTSIDE

To the outside are communal areas.

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): £1,000

Ground Rent in the year marketing commenced (£PA): £500

Property Tenure is Leasehold. Term : 250 years from 1 January 2017 Term remaining 243 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 recommend that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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