

HoldenCopley

PREPARE TO BE MOVED

Yale House, West Bridgford, Nottinghamshire NG2 7RG

Guide Price £130,000

Yale House, West Bridgford, Nottinghamshire NG2 7RG

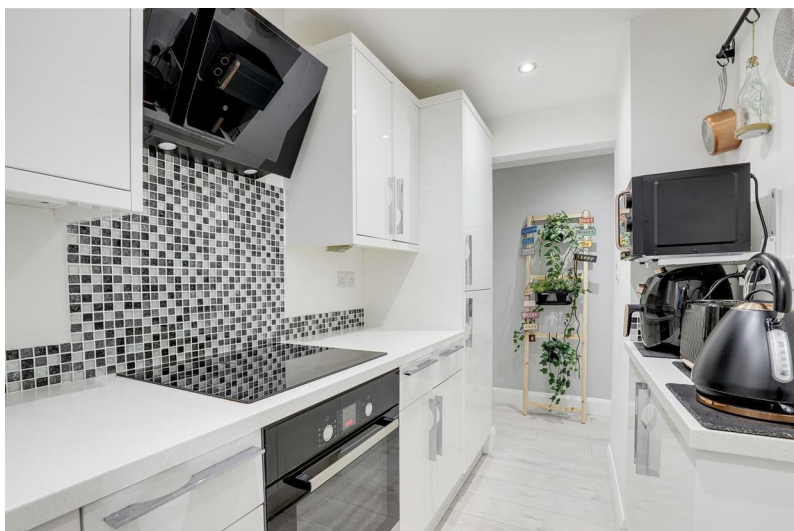
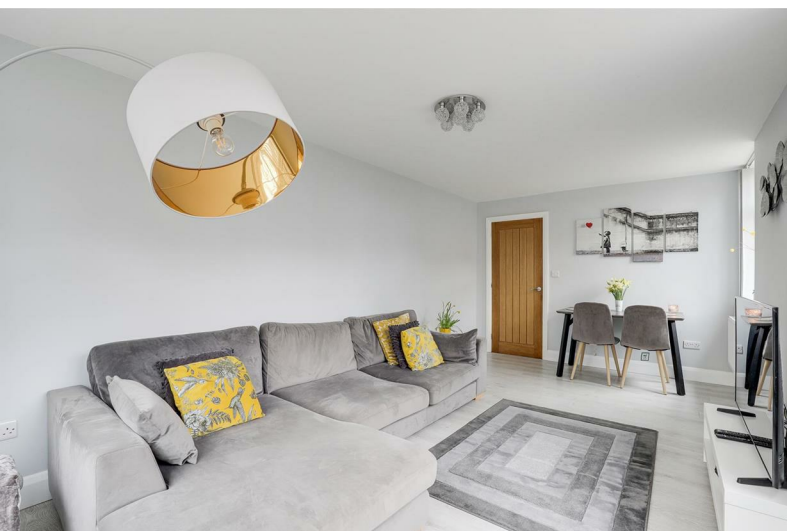


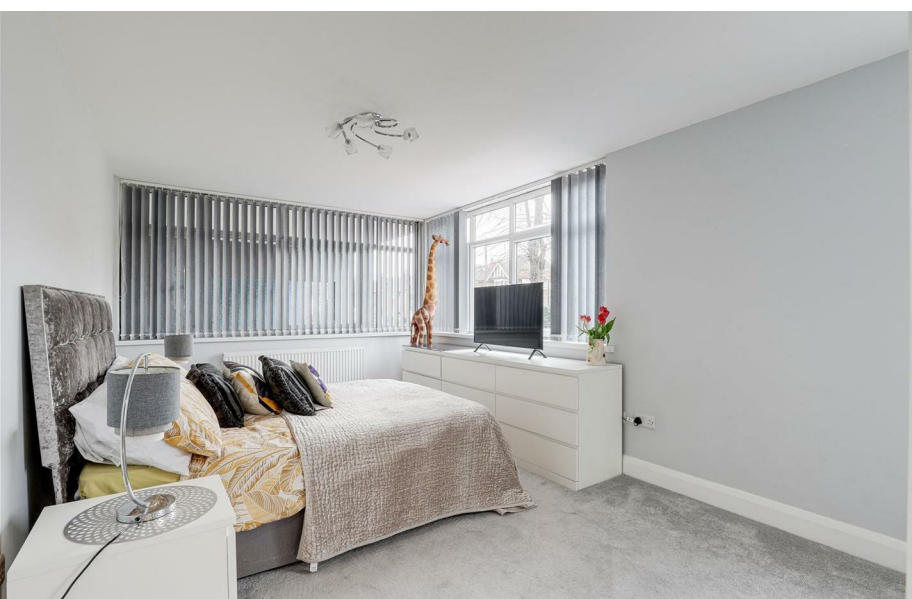
GUIDE PRICE £130,000-£140,000

WELL-PRESENTED THROUGHOUT

Nestled in the highly sought-after locale of West Bridgford, this beautifully presented two-bedroom ground-floor flat offers a blend of comfort, convenience, and style. Perfectly positioned within easy reach of restaurants, café bars and convenient access to Nottingham City Centre and Universities. As you step inside, you are greeted by a welcoming hallway leading to the modern kitchen, equipped with contemporary amenities, awaits your culinary endeavors. A convenient utility room adds to the practicality of daily living. The spacious reception area, bathed in natural light, offers a serene space for relaxation and entertainment. The accommodation further comprises two generously sized double bedrooms and a stylishly appointed bathroom completes the interior. Outside, residents benefit from access to permit parking. Additionally, there is an option for secure underground parking at an additional cost.

MUST BE VIEWED





- Ground Floor Flat
- Two Double Bedrooms
- Reception Room
- Modern Kitchen
- Utility Room
- Stylish Bathroom
- Availability For Secure Underground Parking At Additional Cost
- Permit Parking
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Hallway

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

Bathroom

11'3" x 4'9" (3.44m x 1.45m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a heated towel rail, recessed spotlights, vinyl flooring and a UPVC double-glazed obscure window.

Kitchen

11'5" x 5'4" (3.49m x 1.65m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and swan neck mixer tap, an integrated oven, an integrated oven, an extractor fan, partially tiled walls, a radiator, recessed spotlights, laminate wood-effect flooring and a UPVC double-glazed window.

Utility Room

3'0" x 10'11" (0.93m x 3.33m)

The utility room has laminate wood-effect flooring, a wall-mounted boiler, space and plumbing for a washing machine & tumble dryer and UPVC double-glazed windows.

Living Room

18'6" x 10'0" (5.65m x 3.05m)

The living room has laminate wood-effect flooring, two radiators and UPVC double-glazed windows.

Master Bedroom

18'9" x 10'0" (5.72m x 3.06m)

The main bedroom has carpeted flooring, two radiators and UPVC double-glazed windows.

Bedroom Two

14'11" x 8'10" (4.55m x 2.71m)

The second bedroom has carpeted flooring, a radiator, access to the utility room and a UPVC double-glazed window.

OUTSIDE

Access to permit parking.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band A
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

Choice of having secured underground car parking at additional cost Service Charge in the year marketing commenced (£PA): £3553.88

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

Property Tenure is Leasehold. Term: 189 years from 24 June 1975

Term remaining 140 years.

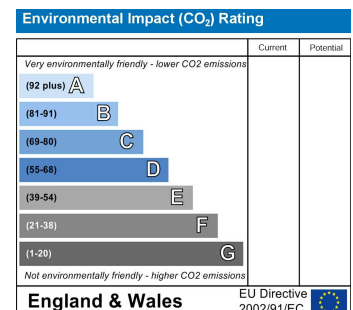
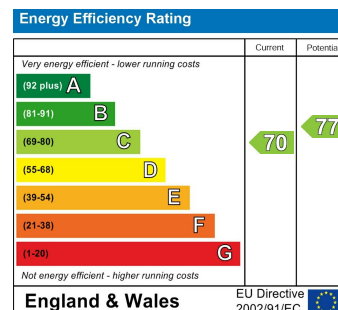
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

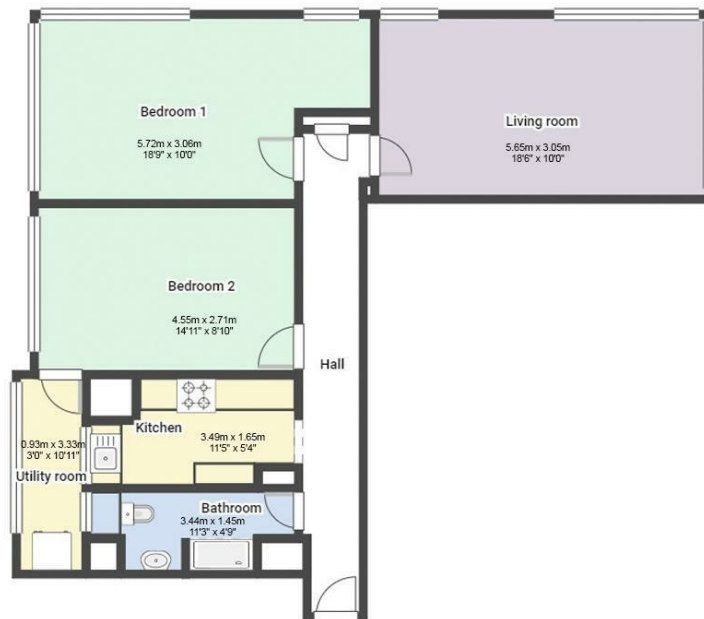
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Yale House, West Bridgford, Nottinghamshire NG2 7RG

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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.