

HoldenCopley

PREPARE TO BE MOVED

Canal Street, City Centre, Nottinghamshire NG1 7HL

£220,000

WELL-PRESENTED SECOND FLOOR APARTMENT...

Welcome to this impeccably presented two-bedroom second-floor apartment, boasting modern sophistication and stunning panoramic views. Upon entry, you are greeted by a welcoming entrance hall leading seamlessly to a contemporary, open-plan living space. The spacious living area effortlessly integrates with a modern fitted kitchen, offering convenience and style. Large windows spanning the room flood the space with natural light, framing panoramic views that enhance every moment spent in this inviting abode. This apartment features two generously sized bedrooms, providing comfort and privacy for residents. The master bedroom benefits from the luxury of an en-suite bathroom, ensuring convenience and indulgence. Additionally, a well-appointed three-piece bathroom suite caters to the needs of both residents and guests alike. Beyond the interior, this property offers the added convenience of an allocated off-road parking space, providing ease and security for vehicle owners. 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. Whether you're admiring the scenic views from within or enjoying the convenience of off-road parking, this apartment embodies contemporary living at its finest.

MUST BE VIEWED



- Second Floor Apartment
- Two Bedrooms
- Modern Fitted Kitchen Open Plan To The Living Area
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Allocated Parking Space
- Panoramic Views
- Leasehold
- City Centre Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

6'10" x 3'1" (2.09m x 0.95m)

The entrance hall has tiled flooring, an in-built utility cupboard, a recessed spotlight and a single door providing access into the accommodation

Utility Cupboard

6'11" x 2'2" (2.11m x 0.68m)

Open Plan Kitchen/Living Area

31'8" x 19'9" (max) (9.67m x 6.02m (max))

This space has a range of fitted base and wall units with worktops, an undermount sink with drainer grooves and a swan neck mixer tap, an integrated oven, an integrated hob, an integrated fridge freezer, an island, a TV point, recessed spotlights, tiled flooring and windows that span the room providing panoramic views

Bedroom One

14'8" x 12'4" (max) (4.48m x 3.76m (max))

The main bedroom has carpeted flooring, a range of fitted wardrobes, a TV point, recessed spotlights, large windows and a single door providing access to the balcony

Storage

9'1" x 1'4" (2.77m x 0.43m)

En-Suite

8'5" x 3'10" (2.58m x 1.18m)

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, tiled walls, recessed spotlights and tiled flooring

Bedroom Two

9'4" x 8'7" (max) (2.85m x 2.62m (max))

The second bedroom has carpeted flooring, a range of fitted wardrobes and a window

Bathroom

7'0" x 5'6" (2.14m x 1.70m)

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

OUTSIDE

Outside there is allocated off-road parking for one car

ADDITIONAL INFORMATION

Council Tax: £156

The property is connected to the mains water supply. Water Rates: £36.

The property is connected to the mains gas supply. Gas £30.

The property is connected to the mains electricity supply. £40.

The property does not have a septic tank.

The property isn't in a high-risk flood area.

The property has not flooded in the past 5 years.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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 (EPA): £3,583.56

Ground Rent in the year marketing commenced (EPA): £450

Property Tenure is Leasehold. Term : 125 years from 1 April 2008 Term remaining 109 years.

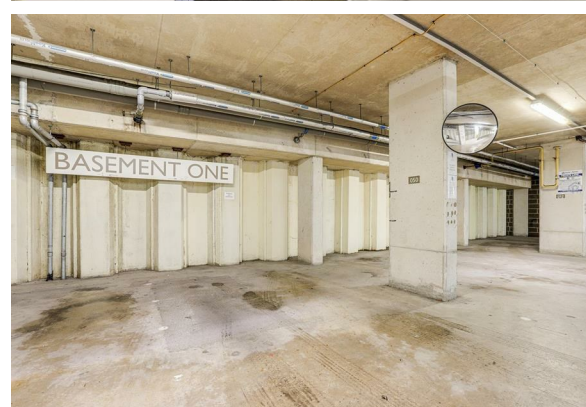
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.





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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