

# HoldenCopley

PREPARE TO BE MOVED

Loughborough Road, West Bridgford, Nottinghamshire NG2 7LG

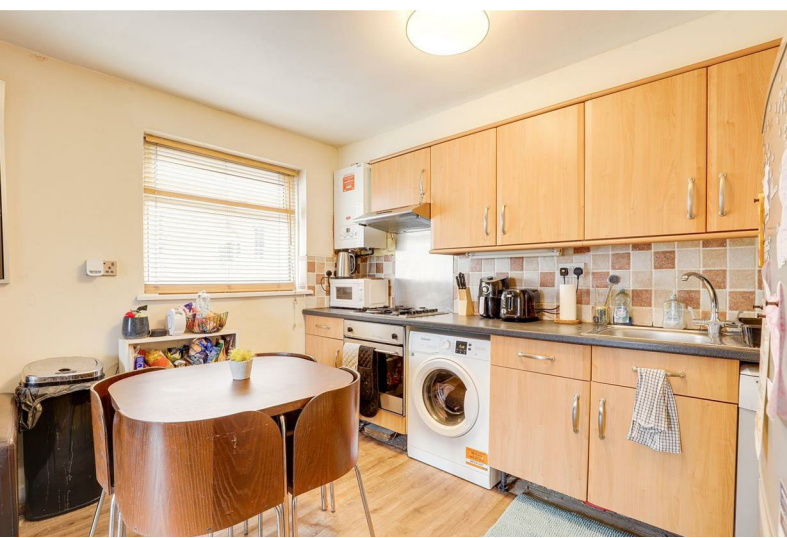
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**Guide Price £140,000**

INVESTMENT OPPORTUNITY...  
GUIDE PRICE £140,000-£150,000

Introducing this investment opportunity - a spacious flat boasting three double bedrooms, currently occupied by tenants who are to remain in situ, offering a seamless transition for investors. Presented with no upward chain, this property is situated in a sought-after location, conveniently close to various shops, eateries, Nottingham City Centre, and excellent commuting links. Upon entry, you'll be greeted by an open-plan kitchen and living area, providing a functional space for daily living and entertaining. The three double bedrooms offer ample accommodation for tenants, ensuring comfort and privacy. Completing the interior layout is a three-piece bathroom suite. Externally, the property benefits from an allocated parking space, providing off-road parking for residents.

MUST BE VIEWED



- Third Floor Flat
- Three Double Bedrooms
- Kitchen/Living Area
- Three-Piece Bathroom Suite
- Allocated Parking Space
- Tenants To Stay In Situ
- Investment Opportunity
- No Upward Chain
- Sought-After Location
- Must Be Viewed

## ACCOMMODATION

### Hall

The hall has carpeted flooring, a radiator, a wall-mounted intercom, an in-built storage cupboard and a single door providing access into the accommodation.

### Kitchen/Living Room

11'0" x 14'4" (3.37m x 4.38m)

The kitchen/living area has a range of fitted base and wall units with a rolled-edge worktop, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor fan, space and plumbing for a washing machine & dishwasher, a wall-mounted boiler, partially tiled walls, a radiator, vinyl flooring and a UPVC double-glazed window.

### Cupboard

5'1" x 3'11" (1.57m x 1.20m)

### Master Bedroom

10'0" x 9'9" (3.05m x 2.99m)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window.

### Bedroom Two

9'7" x 9'10" (2.94m x 3.00m)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window.

### Bedroom Three

6'11" x 11'1" (2.11m x 3.38m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window.

### Bathroom

5'10" x 5'6" (1.78m x 1.70m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a tiled panellled bath with a shower fixture, a heated towel rail, tiled walls, an extractor fan and vinyl flooring.

## OUTSIDE

Outside is an allocated parking space.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed – Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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

Service Charge in the year marketing commenced (EPA): £4664.50

Ground Rent in the year marketing commenced (EPA): £25.00

Property Tenure is Leasehold. Term : 125 years from 29th September 1989 Term remaining 80 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.



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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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