

HoldenCopley

PREPARE TO BE MOVED

Trent Bridge Quays, Meadow Lane, Nottinghamshire NG2 3EW

Guide Price £400,000 - £425,000

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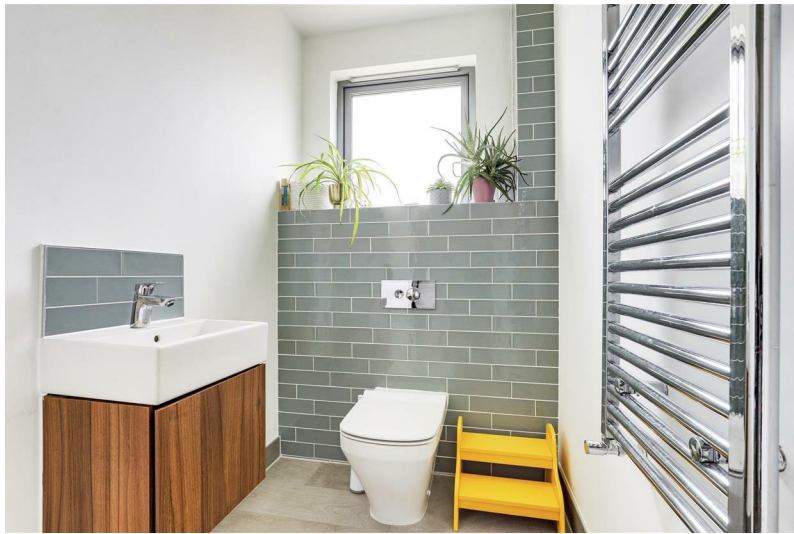


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STUNNING 3 BEDROOM PROPERTY IN A HIGHLY SOUGHT AFTER DEVELOPMENT...

This contemporary townhouse is positioned in a highly sought-after area, nestled along the banks of the River Trent and conveniently close to West Bridgford's vibrant centre. Offering easy access to an array of excellent facilities, amenities, and the city centre, as well as nearby universities, it also enjoys proximity to regional and national transport links. Notably, Nottingham and East Midlands Parkway stations offer efficient train services to London, and the property falls within the catchment area of esteemed schools. Designed for modern living, this residence spans three floors, providing spacious accommodation. The ground floor welcomes you with an entrance hall leading to the open-plan living and kitchen area, featuring integrated appliances and direct access to the rear garden. Additionally, a convenient W/C completes this level. Ascending to the first floor, you'll find two double bedrooms boasting fitted wardrobes, alongside a contemporary three-piece bathroom suite and an office area. On the second floor, a generously proportioned double bedroom awaits, complemented by a stylish en-suite, a dressing room, and access to two private balconies. Outside, the property boasts an allocated parking space at the front, while the rear presents an enclosed south-facing garden with a well-maintained lawn and a patio seating area, perfect for enjoying the outdoors.

MUST BE VIEWED





- Mid-Terraced Townhouse
- Three Bedrooms
- Open Plan Reception Room
- Modern Kitchen
- Ground Floor W/C
- Bathroom & En-Suite
- Dressing Room & Balcony
- Allocated Parking Space
- Beautifully Presented Throughout
- Sought-After Location





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, a wall-mounted thermostat, a wall-mounted security alarm panel, a radiator, carpeted stairs, a floor to ceiling double glazed window to the front elevation and a single door providing access into the accommodation

Kitchen Living Space

28'7" x 12'0" (8.72m x 3.68m)

The living area boasts laminate wood-effect flooring, two radiators, an in-built storage cupboard, space for a dining table, a feature panelled wall, and a double-glazed window to the front elevation. Meanwhile, the kitchen showcases a Kensington fitted base and wall units complemented by worktops and splash back, a stainless steel sink with a drainer and swan neck mixer tap, integrated Bosch oven with a soft touch ceramic hob, fridge freezer, dishwasher & washer dryer, an extractor fan, recessed spotlights, and a full-height double-glazed window overlooking the rear elevation. Additionally, a single door provides convenient access to the rear garden.

Hall

The hall has laminate wood-effect flooring, and access to the W/C.

W/C

5'4" x 4'3" (1.64m x 1.30m)

This space has a concealed dual flush W/C, a wall mounted vanity storage unit with a wash basin and a mixer tap, partially tiled walls, Porcelanosa tiled flooring, a chrome heated towel rail, recessed spotlights and an extractor fan and a double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, wall mounted thermostat and access to the first floor accommodation.

Bedroom Two

12'5" x 8'8" (3.79m x 2.65m)

The second bedroom has carpeted flooring, a radiator, floor-to-ceiling fitted mirror sliding door wardrobes and a double-glazed window to the rear elevation.

Bedroom Three

11'4" x 8'8" (3.47m x 2.65m)

The third bedroom has carpeted flooring, a radiator, floor-to-ceiling fitted mirror sliding door wardrobes and a full-height double-glazed window to the front elevation.

Bathroom

6'1" x 5'2" (1.86m x 1.59m)

The bathroom has a concealed dual flush W/C, a vanity storage unit with a wash basin, a tiled bath with a shower head fixture and a glass shower screen, heated towel rail, a wall-mounted electric shaving point, an extractor fan, recessed spotlights, Porcelanosa tiled flooring, partially tiled walls and a double-glazed obscure window to the rear elevation.

Office

6'1" x 5'9" (1.87m x 1.77m)

The office area has carpeted flooring, a radiator and a double-glazed window to the front elevation.

SECOND FLOOR

Master Bedroom

19'9" x 15'5" (6.02m x 4.72m)

The main bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes, two full-height double-glazed windows to the front and rear elevations and two single doors providing access to the front and rear balcony.

En-Suite

6'5" x 5'1" (1.97m x 1.57m)

The en-suite has a concealed dual flush W/C, a vanity storage unit with a wash basin, a tiled bath with a shower head fixture and a glass shower screen, a heated towel rail, a wall-mounted electric shaving point, an extractor fan, recessed spotlights, Porcelanosa tiled flooring, partially tiled walls and a double-glazed obscure window to the rear elevation.

Dressing Room

6'8" x 6'4" (2.05m x 1.94m)

The dressing room has carpeted flooring, a radiator and a double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is an allocated parking space and a brick-wall boundary.

Rear

To the rear of the property is an enclosed south-facing garden with a paved patio area, a lawn and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Hyperoptic, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at

1000Mbps & Highest upload speed at 1000Mbps

Phone Signal – 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 - 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 Freehold

Service Charge in the year marketing commenced (£PA): £488.16

The information regarding service charges has been obtained from the vendor.

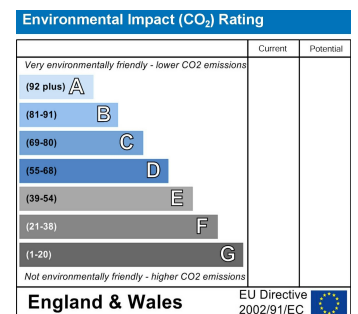
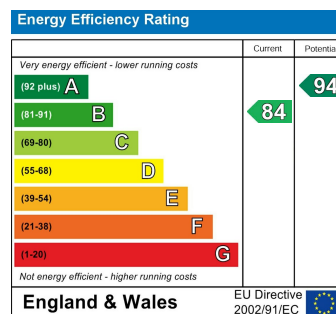
HoldenCopley have checked the most recent statement for service charge and have obtained the lease length via the Land registry.

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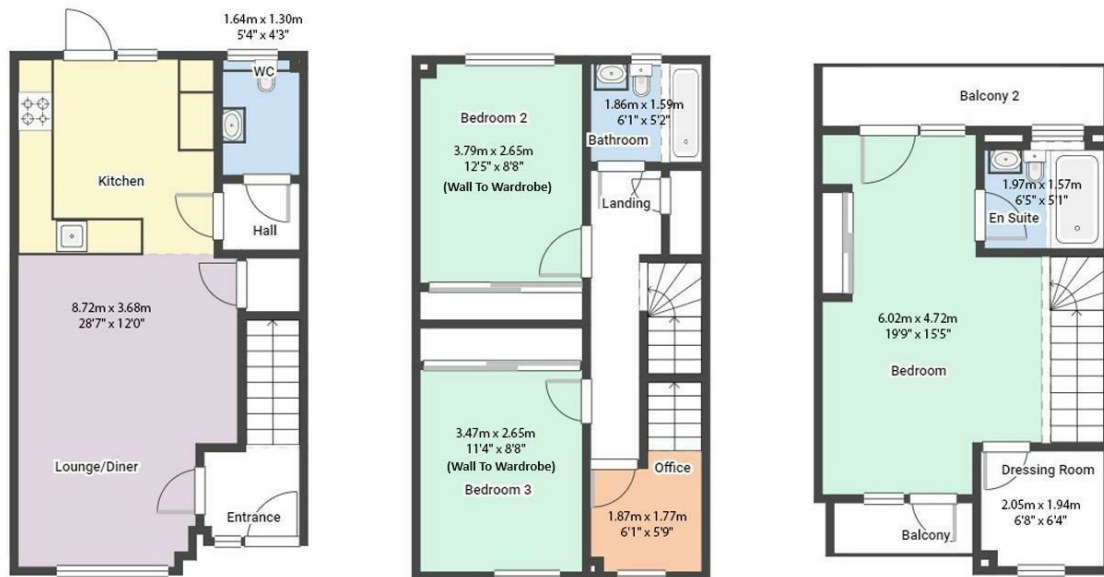
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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