

# HoldenCopley

PREPARE TO BE MOVED

Wilford Lane, West Bridgford, Nottinghamshire NG2 7RH

---

£140,000

Wilford Lane, West Bridgford, Nottinghamshire NG2 7RH

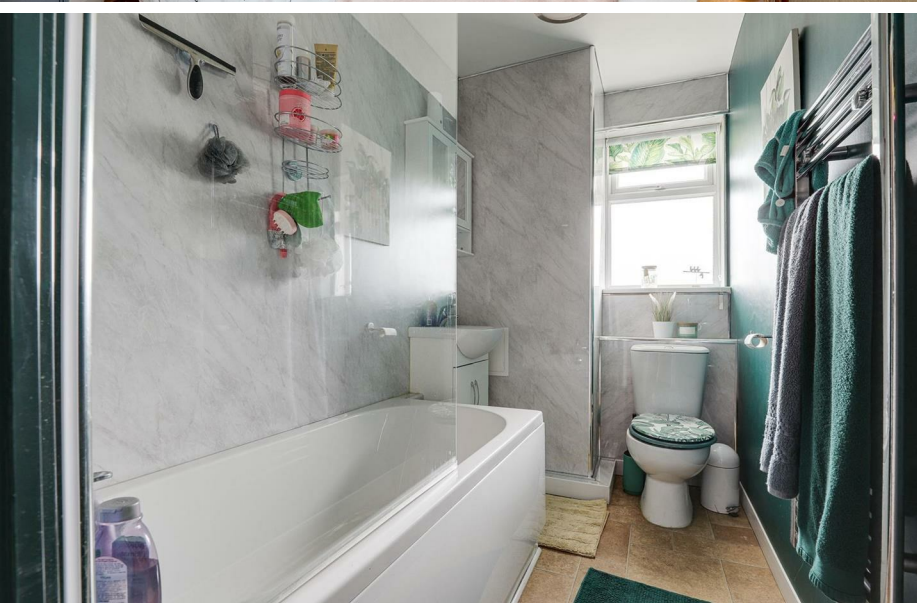


## LOCATION, LOCATION, LOCATION...

Step into this charming two-bedroom flat on the third floor, nestled in a coveted locale mere moments away from Central Avenue's bustling attractions, including shops, delis, restaurants, and cosy café bars. Upon entry, a welcoming hall adorned with ample storage beckons, leading into a spacious reception room boasting a balcony that showcases views of the River Trent and its scenic surroundings. Adjacent lies a contemporary fitted kitchen, complementing the living space seamlessly. This property comprises two generously sized double bedrooms, alongside a three-piece bathroom suite. Electric heating throughout ensures customisable comfort, while off-road parking adds convenience for residents. Outside, shared gardens provide an idyllic retreat for embracing the outdoors.

MUST BE VIEWED





- Third Floor Flat
- Two Double Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Ample Storage Space
- Balcony Offering Riverside Views
- Off-Road Parking
- Sought-After Location
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

The entrance hall has parquet style tiled flooring, multiple in-built cupboards, recessed spotlights, a wall-mounted electric heater, a wall-mounted security intercom system, and a single door providing access into the accommodation.

### Living Room

10'2" x 18'9" (3.10m x 5.74m)

The living room has a UPVC double-glazed window, carpeted flooring, recessed spotlights, a TV point, a wall-mounted electric heater, and a single UPVC door to access the balcony.

### Balcony

11'8" x 3'4" (3.56m x 1.03m)

### Kitchen

11'0" x 5'6" (3.37m x 1.70m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink with taps and drainer, space for a cooker, an extractor fan and stainless steel splashback, space for a fridge freezer, space and plumbing for a washing machine, wood-effect flooring, tiled splashback, and a UPVC double-glazed window.

### Bathroom

11'1" x 4'11" (3.39m x 1.52m)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage underneath, a panelled bath with a wall-mounted electric shower and a shower screen, a chrome heated towel rail, tile-effect flooring, waterproof splashback, and a UPVC double-glazed obscure window.

### Bedroom One

15'0" x 8'10" (4.59m x 2.71m)

The first bedroom has a UPVC double-glazed window, wood-effect flooring, and a wall-mounted electric heater.

### Bedroom Two

12'9" x 8'11" (3.91m x 2.72m)

The second bedroom has a UPVC double-glazed window, wood-effect flooring, an in-built cupboard, and a wall-mounted electric heater.

## OUTSIDE

Outside is access to off-road parking and shared gardens on the banks of the Trent.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Low risk of flooding

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:

Service Charge in the year marketing commenced (£PA): £2,053.14

Reserve Fund in the year marketing commenced (£PA): £1,725.00

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

Term remaining 140 years.

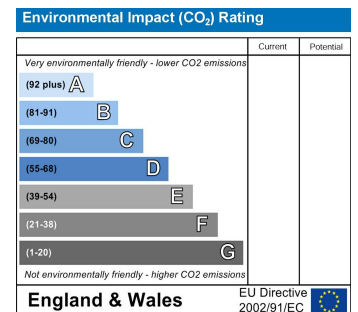
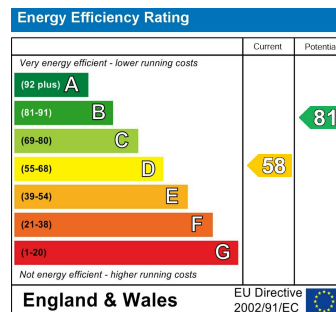
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.



Wilford Lane, West Bridgford, Nottinghamshire NG2 7RH

**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](http://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.