

HoldenCopley

PREPARE TO BE MOVED

Woolpack Lane, Hockley, Nottinghamshire NG1 1GH

Guide Price £120,000 - £140,000

GUIDE PRICE £120,000 - £130,000

INVESTORS OPPORTUNITY - CAN BE SOLD WITH TENANT IN SITU....

Welcome to this one-bedroom first-floor flat, boasting a prime location in the heart of Hockley within Nottingham City Centre with local amenities at your doorstep, this property is a fantastic investment opportunity, offering an approximate annual yield of 7.8%. The flat is currently tenanted, providing a hassle-free, income-generating option for investors. Upon entry, you're greeted by an inviting open-plan reception room and seamless leads to the kitchen. The bedroom features fitted wardrobes that maximise storage space. Completing the layout, a three-piece bathroom suite. Externally, residents enjoy access to the basement with an allocated car parking space and a garage, providing coveted off-road parking in the bustling city centre—a true rarity. Additionally, a shared roof terrace offers an idyllic setting for enjoying the Nottingham skyline.

MUST BE VIEWED



- First-Floor Flat
- One Bedroom
- Open-Plan Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Underground Garage & Allocated Parking Space
- Investors Opportunity
- Tenants To Remain In-Situ
- No Upward Chain
- Central Location

ACCOMMODATION

Living Room

21'5" x 8'7" (6.53m x 2.64m)

The living room has carpeted flooring, recessed spotlights, an in-built storage cupboard, a wall-mounted intercom, open access to the kitchen, sliding patio doors providing access to the Juliet balcony and a single door providing access into the accommodation.

Kitchen

7'6" x 5'8" (2.30m x 1.75m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless sink and a half with a drainer and mixer tap, an integrated oven, hob & extractor fan, space and plumbing for a wash machine, recessed spotlights, partially tiled walls and vinyl flooring.

Bedroom

6'7" x 4'11" (2.01m x 1.52m)

The bedroom has carpeted flooring, a wall-mounted electric heater, recessed spotlights, fitted sliding door wardrobes, and double-glazed windows.

Bathroom

8'7" max x 4'5" max (2.64m max x 1.37m max)

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

OUTSIDE

Outside to the basement is an allocated car parking space and access to the garage for storage space or additional car parking, and a shared roof terrace.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating

Septic Tank – No

Broadband – Openreach, Hyperoptic

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

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 - 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:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £1,247.48

Ground Rent in the year marketing commenced (£PA): £250

Property Tenure is Leasehold. Term : 999 years from 8 October 2004 Term remaining 979 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.

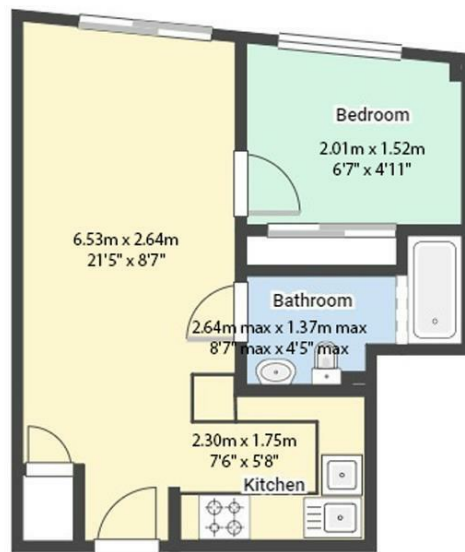
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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