

# HoldenCopley

PREPARE TO BE MOVED

Plumtre Place, Lace Market, Nottinghamshire NG1 1LD

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**Guide Price £110,000 - £130,000**

Guide Price £110,000 - £120,000

GRADE II LISTED...

Welcome to this well-presented one-bedroom second-floor apartment, set within a Grade II Listed Building and offered with no upward chain. Situated in a central location within Nottingham City Centre, this property is ideally surrounded by a vibrant array of shops, restaurants, and excellent transport links, ensuring convenient access in and out of the city. Inside, the apartment features a spacious open-plan kitchen and living area. The modern kitchen is equipped with integrated appliances, providing a sleek and contemporary cooking space. The living area is ideal for both relaxing and entertaining, with large windows that flood the room with natural light. The bedroom is well-proportioned and includes a fitted wardrobe. Completing the layout is a stylish bathroom, designed with modern fixtures and finishes.

MUST BE VIEWED!



- Second-Floor Apartment
- One Bedroom
- Open Plan Living Area
- Modern Kitchen
- Stylish Bathroom
- Well-Presented Throughout
- Grade II Listed Building
- No Upward Chain
- Central Location
- Must Be Viewed

## ACCOMMODATION

### Entrance Hall

The entrance hall has laminate wood-effect flooring, an electric wall heater, a wall-mounted security intercom and a single door providing access into the accommodation.

### Kitchen Living Area

15'3" x 15'3" (4.67m x 4.66m)

The kitchen living area has a range of fitted base and wall units with a worktop, a stainless sink with a drainer and mixer tap, an integrated hob, oven & dishwasher, partially tiled walls, feature panelled walls, an in-built storage cupboard, laminate wood-effect flooring, four windows to the front & side elevations.

### Bedroom

9'10" x 8'4" (3.01m x 2.56m)

The bedroom has laminate wood-effect flooring, an in-built wardrobe, windows to the side elevation.

### Bathroom

7'6" x 7'3" (2.29m x 2.22m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a countertop wash basin, a bath with a handheld shower fixture, a wall-mounted electric heater, an in-built storage cupboard, recessed spotlights, partially tiled walls, an extractor fan and laminate wood-effect flooring.

## 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 (EPA): £1734.72

Ground Rent in the year marketing commenced (EPA): £95.00

Property Tenure is Leasehold. Term : 999 years from 1 August 2001 Term remaining 976 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.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 330Mbps & Highest upload speed at 50Mbps

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

Sewage – Mains Supply

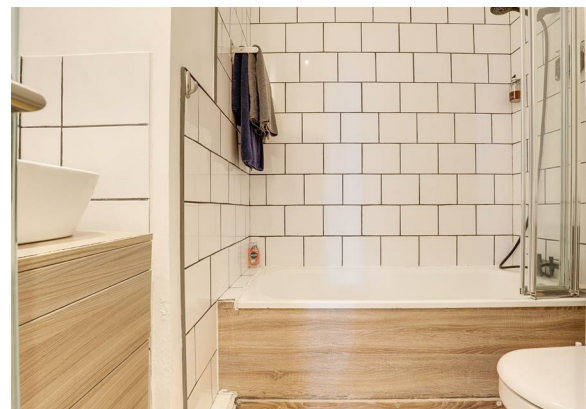
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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)

Agents Disclaimer: HoldenCopley, their clients and employees: 1: 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.