

# HoldenCopley

PREPARE TO BE MOVED

Derby Road, Nottingham, Nottinghamshire NG7 1LR

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Guide Price £100,000 - £120,000

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PRIME LOCATION...

Offered to the market with no upward chain, this delightful third-floor apartment is an exceptional opportunity for first-time buyers or investors. Bathed in natural light from multiple windows, the apartment boasts a bright and airy ambiance with stunning views across the park. Nestled in a prime location, it is within easy reach of various local amenities, excellent transport links, and just a short stroll to the City Centre. The internal accommodation features an inviting entrance hall leading to a modern kitchen, seamlessly integrated with an open-plan living room. The double bedroom includes built-in storage, and there is a well-appointed bathroom suite. Outside, residents benefit from underground allocated parking and access to a spacious terrace area, perfect for enjoying the outdoors.

MUST BE VIEWED



- Third Floor Flat
- Double Bedroom
- Modern Fitted Kitchen
- Open Plan Living
- Ample Storage Space
- Three-Piece Bathroom Suite
- Fantastic Park Views
- Prime Location
- Underground Parking
- Must Be Viewed

## ACCOMMODATION

### Entrance Hall

The entrance hall has carpeted flooring, a radiator, a wall-mounted security intercom system, an in-built sliding door cupboard, recessed spotlights, and a single soft-close door providing access into the accommodation.

### Kitchen Living Space

21'2" x 13'1" (6.47m x 4.00m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, an integrated oven with an electric hob and extractor fan, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, vinyl flooring, and open plan living area with carpeted flooring, a TV point, a radiator, recessed spotlights, and multiple sliding windows.

### Bedroom

11'1" x 9'2" (3.39m x 2.81m)

The bedroom has a sliding window, carpeted flooring, a radiator, a TV point, recessed spotlights, an in-built cupboard, and an in-built sliding door wardrobe.

### Bathroom

9'2" x 5'7" (2.80m x 1.71m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage, a panelled bath with an overhead shower fixture and a bi-folding shower screen door, vinyl flooring, partially tiled walls, recessed spotlights, an electrical shaving point, a chrome heated towel rail, and a sliding window.

### PARKING

There is an allocated underground parking space.

### ADDITIONAL INFORMATION

Broadband – Openreach, Hyperoptic

Broadband Speed - Superfast 126 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

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

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating (TBC) – Connected to Mains Supply

Septic Tank – TBC

Sewage – Mains Supply

Flood Risk – Very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – TBC

Other Material Issues – TBC

### DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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 (EPA): £2332.62

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

Property Tenure is Leasehold, Term: 999 years from 1 January 2002 - Term remaining 977 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.

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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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