

# HoldenCopley

PREPARE TO BE MOVED

Belward Street, Nottingham, Nottinghamshire NG1 1JZ

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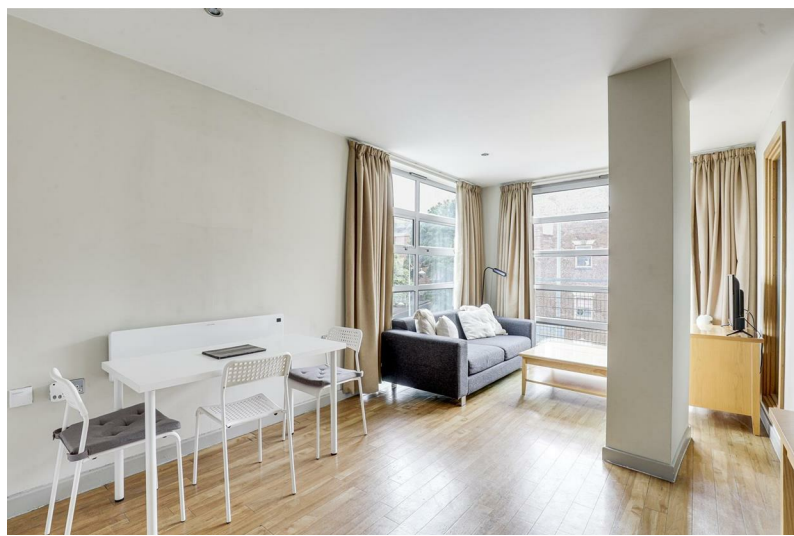
Guide Price £85,000 - £100,000

GUIDE PRICE: £85,000 - £90,000

NO UPWARD CHAIN...

Welcome to this charming one-bedroom apartment, perfectly positioned on the second floor in a prime location within the City Centre. This well-presented property offers a fantastic opportunity for first-time buyers or investors, with the added benefit of being offered to the market with no upward chain. As you step inside, you'll be greeted by an inviting entrance hall that leads to a modern fitted kitchen seamlessly integrated into the open-plan living area. The living space is bright and airy, enhanced by a sliding door that opens to a Juliet-style balcony, perfect for enjoying a breath of fresh air. The accommodation includes a spacious double bedroom featuring an in-built storage cupboard, ensuring ample storage space. The property also boasts a contemporary three-piece bathroom suite, providing comfort and convenience. Outside, there is an option to purchase an underground parking space for added convenience. Situated in the heart of the City Centre, this apartment is surrounded by a plethora of local amenities, including shops, restaurants, bars, and excellent transport links right at your doorstep. This delightful apartment truly combines modern living with an unbeatable location, making it an ideal home or investment opportunity.

MUST BE VIEWED





- Second Floor Apartment
- Double Bedroom
- Open Plan Living
- Modern Fitted Kitchen
- Storage Space
- Three-Piece Bathroom Suite
- Sold As Seen
- Underground Parking Available To Purchase
- Leasehold
- Prime Location

## ACCOMMODATION

### Entrance Hall

The entrance hall has wood-effect vinyl flooring, an in-built cupboard, a wall-mounted security intercom system, and a soft-close door providing access into the accommodation.

### Kitchen & Living Space

11'3" x 27'3" (3.45m x 8.32m)

The kitchen has a range of fitted base and wall units with worktops, a circular stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated fridge and freezer, an integrated washing machine, tiled splashback, recessed spotlights, a breakfast table with three chairs, and vinyl flooring continued to the open plan living area, which has two wall-mounted electric heaters, a two-seater sofa, a coffee table, a TV point, oversized floor to ceiling double-glazed windows, and a sliding door opening out to a Juliet-style balcony area.

### Bedroom

11'3" x 9'0" (3.43m x 2.76m)

The bedroom has a double bed, two bedside units, wood-effect vinyl flooring, a wall-mounted electric heater, and access into the wardrobe.

### Bathroom

9'2" x 5'4" (2.81m x 1.65m)

The bathroom has a concealed flush W/C, a wash basin, a panelled bath with a mains-fed shower and a shower screen, an electrical shaving point, tiled flooring, partially tiled walls, recessed spotlights, and an extractor fan.

## OUTSIDE

Outside there is the option of an underground car-parking space available to purchase.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast available

Phone Signal – Mostly 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+

Area - low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – has had the external wall cladding replaced so now compliant

## DISCLAIMER

Council Tax Band Rating - Nottingham City 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 (EPA): £2,919.66 (approx)

Ground Rent in the year marketing commenced (EPA): £200

Property Tenure is Leasehold. Term: 125 years from 1 January 2004 - Term remaining 105 years.

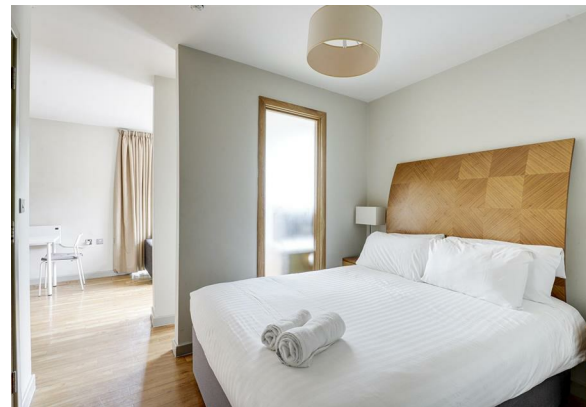
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

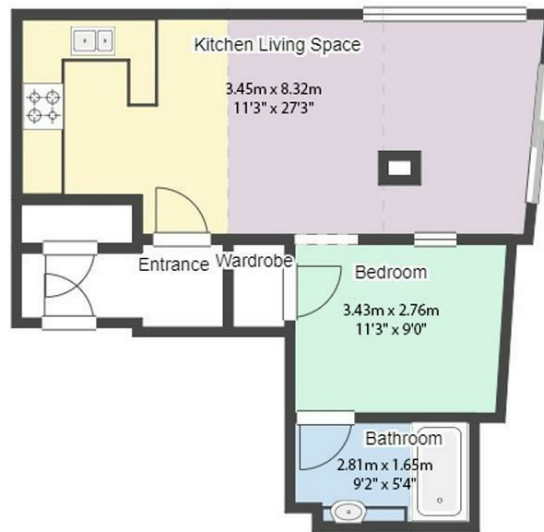
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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