

HoldenCopley

PREPARE TO BE MOVED

Castle Boulevard, The Park, Nottingham NG7 1FL

Guide Price £230,000 - ££260,000

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GUIDE PRICE £230,000 to £250,000

LUXURY APARTMENT...

This stunning, currently tenanted, property combines modern elegance with comfort, making it a desirable residence for those seeking a sophisticated urban lifestyle. Located in the prestigious neighbourhood of The Park, known for its leafy surroundings and attractive architecture, this spacious apartment features two double bedrooms designed for relaxation and privacy. The open plan living space seamlessly connects the kitchen, dining area, and lounge, maximising natural light. The property includes both a bathroom and an ensuite, offering convenience and luxury. Situated in a popular location, the apartment provides easy access to amenities, shops, restaurants, leisure facilities, and excellent transport links. It also includes a secure gated car park with one allocated parking space and additional basement storage.

MUST BE VIEWED





- Tenanted Luxury Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Open Plan Living Space
- Bathroom & En-Suite
- Underfloor Heating
- Private Parking & Private Allocated Store Room
- Popular Location
- Great Transport Links
- Must Be Viewed





ACCOMMODATION

Entrance Hall

11'10" x 6'6" (3.61m x 1.99m)

The entrance hall has wood-effect flooring, underfloor heating, a built-in cupboard, recessed spotlights and provides access to the accommodation.

Living Room

14'1" x 12'4" (4.30m x 3.78m)

The living room has wood-effect flooring, underfloor heating, a TV point, recessed spotlights, feature wall lights, UPVC double-glazed windows and is open plan to the dining area.

Dining Room

8'9" x 10'2" (2.68m x 3.11m)

This space has wood-effect flooring, underfloor heating, space for a dining table, feature wall lights, UPVC double-glazed windows and is open plan to the kitchen.

Kitchen

9'9" x 10'4" (2.97m x 3.15m)

The kitchen has a range of fitted wall and base units with worktops, an undermount sink and a half with a swan neck mixer tap, integrated ovens, a hob and an angled extractor hood, recessed spotlights, under cabinet lighting, wood-effect flooring, underfloor heating and a UPVC double-glazed window.

Bedroom One

9'7" x 13'0" (2.94m x 3.98m)

The first bedroom has carpeted flooring, underfloor heating, a fitted mirrored wardrobe, recessed spotlights and a UPVC double-glazed window.

En Suite

5'2" x 8'8" (1.58m x 2.65m)

This space has a vanity-style W/C and wash basin unit with a counter top and storage cupboards, a shower enclosure with a mains fed hand held shower and a rainfall shower, tiled walls, a heated towel rail, tile-effect flooring and recessed spotlights.

Bedroom Two

8'9" x 12'10" (2.69m x 3.93m)

The second bedroom has carpeted flooring, underfloor heating, a fitted mirrored wardrobe, recessed spotlights and UPVC double-glazed windows.

Bathroom

7'7" x 5'6" (2.32m x 1.68m)

The bathroom has a vanity style W/C and wash basin with a countertop and storage cupboards, a panelled bath, a heated towel rail, tiled walls, tile-effect flooring and recess spotlights.

OUTSIDE

Store Room

The private store room provides plenty of extra storage space.

Rear

To the rear of the property is access to allocated private parking.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

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

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very 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 – 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:

The property is currently in the process of changing from a leasehold to a freehold, however there is no exact date as to when this will be completed.

Service Charge in the year marketing commenced (£PA): £3,280

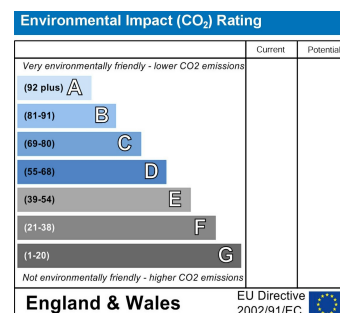
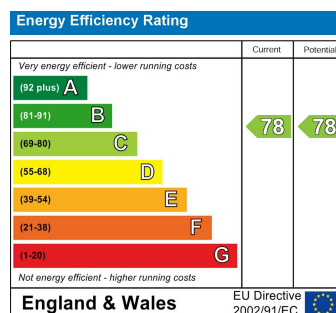
Ground Rent in the year marketing commenced (£PA): £282.53 vendor has made us aware that this could potentially be due to change - as the property management company is in the process of a change over.

Property Tenure is Leasehold. Term: 199 Years from 1st June 2014 - Term remaining 189 years.

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.

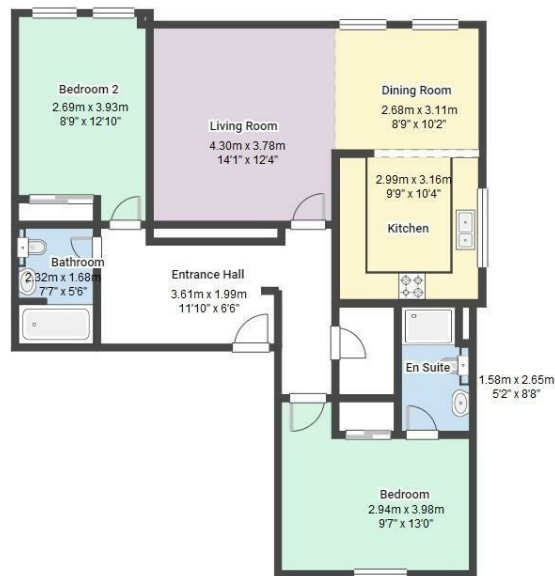
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport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