

# HoldenCopley

PREPARE TO BE MOVED

Holme Road, West Bridgford, Nottinghamshire NG2 5AA

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£180,000

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## NO UPWARD CHAIN...

This refurbished ground floor flat is now available to the market with no upward chain. Situated in the sought-after West Bridgford area, this property combines modern comforts with charming period features, including high ceilings. The flat boasts a newly fitted kitchen, a contemporary three-piece bathroom suite, and new flooring throughout. Inside, the accommodation offers a welcoming entrance hall that leads to a spacious living room filled with natural light, a fitted kitchen with modern units, a three-piece bathroom suite and a large double bedroom providing ample space for relaxation. Additionally, there is convenient access to a flood cellar divided into three sections, ideal for storage. Externally, the property includes allocated parking at the front and a low-maintenance gravelled courtyard at the rear, perfect for outdoor relaxation. Located close to the picturesque River Trent, local amenities, and excellent commuting links, this flat presents an ideal opportunity for comfortable living in a prime location.

MUST BE VIEWED





- Ground Floor Flat
- Large Double Bedroom
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Cellar Providing Ample Storage
- Low Maintenance Courtyard
- Allocated Parking
- Leasehold - Share Of Freehold
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has tiled flooring, a wall-mounted boiler, and a single door providing access into the accommodation.

### Bathroom

7'3" x 4'6" (2.22m x 1.38m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a double shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring, a heated towel rail, and a UPVC double-glazed obscure window.

### Kitchen

10'10" x 10'0" (3.31m x 3.05m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a dishwasher, space for an under counter fridge and freezer, tiled flooring, tiled splashback, a radiator, a UPVC double-glazed window, and access to the cellar.

### Hall

The inner hall has wood-effect flooring.

### Bedroom

16'6" into bay x 12'0" (5.05m into bay x 3.68m)

The bedroom has a UPVC double-glazed bay window, carpeted flooring, coving to the ceiling, and two radiators.

### Living Room

14'2" into bay x 12'2" (4.33m into bay x 3.72m)

The living room has a UPVC double-glazed bay window, a further UPVC double-glazed window, wood-effect flooring, two radiators, a feature fireplace with a decorative surround, and coving to the ceiling.

## BASEMENT LEVEL

### Cellar

This space has lighting.

### Cellar

12'3" x 5'4" (3.75m x 1.65m)

This space has lighting.

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## OUTSIDE

To the front of the property is an allocated parking space and to the rear is a low maintenance gravelled courtyard with gated access, courtesy lighting, and an outdoor tap.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

220 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: Medium risk of surface water flooding

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 - Rushcliffe Borough 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:

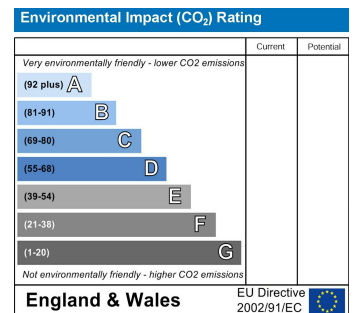
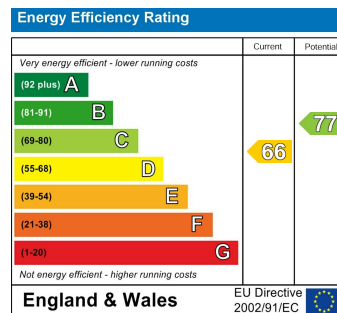
Service Charge in the year marketing commenced (£PA): £600 = £50 per month  
Property Tenure is Leasehold - Share of Freehold. Term: 125 years from 1 January 1992 - Term remaining 93 years.

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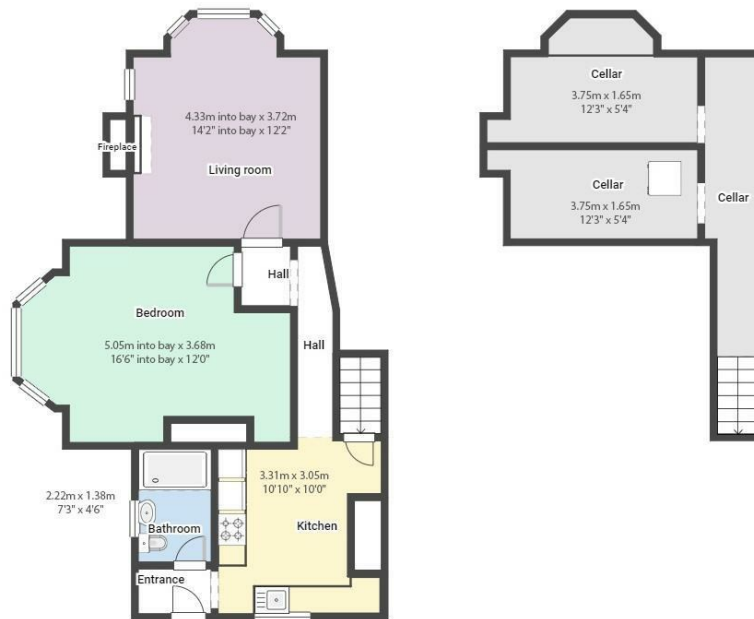
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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