

# HoldenCopley

PREPARE TO BE MOVED

Western Terrace, The Park, Nottinghamshire NG7 IAF

---

**Guide Price £280,000**



Western Terrace, The Park, Nottinghamshire NG7 1AF

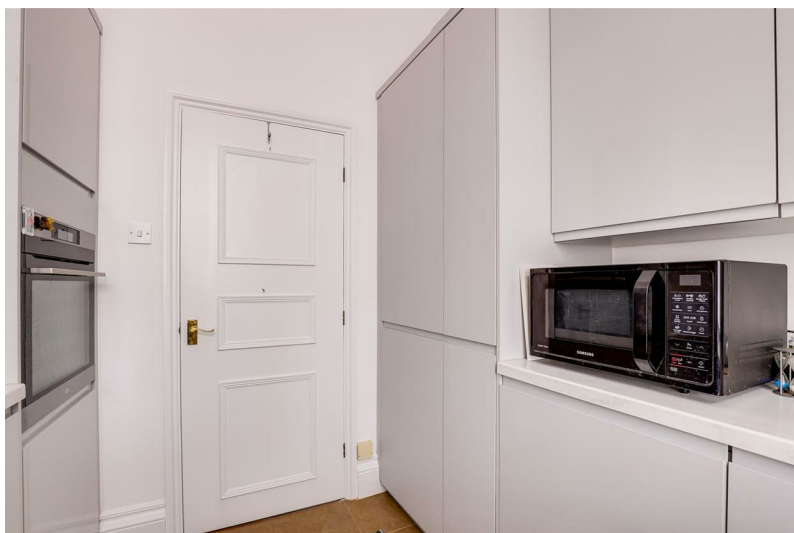




GRADE II LISTED BUILDING...  
GUIDE PRICE - £280,000 - £300,000

Nestled within the prestigious confines of The Park Estate, this charming two-bedroom first-floor flat is part of a Grade II listed building, full of character. Inside, the property showcases high ceilings, large sliding sash windows, and other period features that add to its unique appeal. Upon entering, you are welcomed by an entrance hall that leads to a spacious living room. This elegant space is flooded with natural light from two full-height windows and features a traditional fireplace, perfect for cosy evenings. The modern kitchen caters to all your culinary needs with its stylish and functional design. The flat offers two generous double bedrooms, providing ample space for relaxation and rest. The three-piece bathroom suite serves the property, combining practicality with a touch of luxury. Outside, the property includes access to a garage for secure off-road parking. Additionally, residents enjoy their own private roof terrace, ideal for outdoor entertaining or simply enjoying the tranquility of this prestigious area.

MUST BE VIEWED!







- Grade II Listed Building
- First-Floor Flat
- Two Double Bedrooms
- Reception Room
- Modern Kitchen
- Three-piece Bathroom Suite
- Garage
- Private Roof Terrace
- Prestigious Location
- Leasehold - Share Of Freehold











## ACCOMMODATION

### Entrance Hall

5'4" x 6'9" (1.63m x 2.08m)

The entrance hall has carpeted flooring, a radiator and a single door providing access into the accommodation.

### Living Room

20'5" x 15'0" (6.23m x 4.58m)

The living room has carpeted flooring, two radiators, ceiling cornices, a picture rail, a traditional fireplace with a decorative surround and two single-glazed full-height sash windows with original recessed shutters.

### Kitchen

8'2" x 8'11" (2.49m x 2.73m)

The kitchen has a range of fitted base and wall units with Corian worktops, an under-mount Corian sink and a half with a swan neck mixer tap, an integrated oven, hob, extractor & fridge freezer, a vertical radiator, tiled flooring and a secondary -glazed sash window.

### Master Bedroom

12'5" x 12'7" (3.79m x 3.85m)

The main bedroom has carpeted flooring, a radiator, ceiling coving and two secondary -glazed sash windows.

### Bedroom Two

12'4" x 11'5" (3.76m x 3.50m)

The second bedroom has carpeted flooring, a radiator, fitted floor-to-ceiling wardrobes and a secondary -glazed sash window.

### Bathroom

6'9" x 6'9" (2.06m x 2.06m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a wall-mounted electric shaving point, a radiator, recessed spotlight, partially tiled walls, tiled flooring and a secondary -glazed sash window.

## OUTSIDE

Outside is access to a garage that provides off-road parking. The garage is accessed from Newcastle Drive.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

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

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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 - Share Of Freehold - The buyers will become director of at Westrace Management Company Limited. Service Charge in the year marketing commenced (£PA): £1,740 Property Tenure is Leasehold. Term : 999 years from 1 August 1987 Term remaining 962 years.

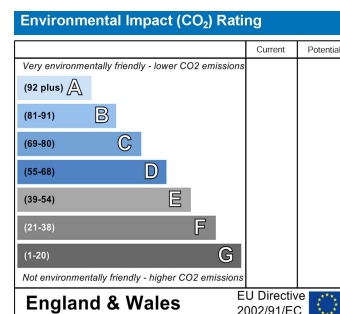
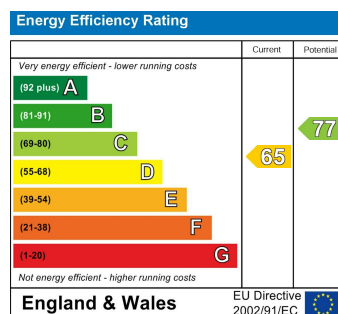
The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge and have obtained the lease length via the Land registry.

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.





# Western Terrace, The Park, Nottinghamshire NG7 IAF

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

## 01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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.