

# HoldenCopley

PREPARE TO BE MOVED

Musters Road, West Bridgford, Nottinghamshire NG2 7PS

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Guide Price £170,000

GUIDE PRICE OF £170,000 - £180,000

This well-presented second-floor flat offers an exceptional opportunity for first-time buyers or investors alike. Nestled in the highly desirable West Bridgford area, the property is ideally situated close to an array of local amenities, popular eateries, and excellent transport links, providing easy access to the City Centre. Inside, the flat features a welcoming entrance hall that leads to a modern fitted kitchen, seamlessly integrated with an open-plan living area that's perfect for relaxing or entertaining. Two spacious double bedrooms provide ample living space, complemented by a contemporary bathroom suite. Outside, the property benefits from shared off-road parking, enhancing its appeal as a convenient and attractive place to call home.

MUST BE VIEWED



- Second Floor Flat
- Two Double Bedrooms
- Open Plan Living
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Well-Presented Throughout
- Leasehold - Over 100+Years On Lease
- Off-Road Parking
- Sought-After Location
- Must Be Viewed

## ACCOMMODATION

### Entrance Hall

The entrance hall has carpeted flooring, two radiators, recessed spotlights, a wall-mounted consumer unit, a wall-mounted security intercom system, and a soft-close door providing access into the accommodation.

### Open Plan Kitchen & Living Room

15'8" x 13'2" max (4.78m x 4.03m max)

The open plan kitchen and living room has a range of fitted gloss 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, an integrated fridge, tiled splashback, recessed spotlights, a wall-mounted boiler, wood-effect flooring, a TV point, a radiator, an in-built storage unit, and multiple UPVC double-glazed windows.

### Bathroom

7'5" x 4'9" (2.27m x 1.46m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a glass shower screen, partially tiled walls, tiled flooring, a chrome heated towel rail, and an extractor fan.

### Bedroom One

9'11" x 11'6" (3.04m x 3.53m)

The first bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and a panelled feature wall.

### Bedroom Two

14'1" x 8'3" (4.31m x 2.54m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, and a radiator.

## OUTSIDE

Outside to the front of the property is a shared driveway for off-road parking.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – low risk area

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough 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 (£PA): £2,339

Ground Rent in the year marketing commenced (£PA): £240

Property Tenure is Leasehold. Term: 125 years from 23rd May 2012 - Term remaining 113 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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