

HoldenCopley

PREPARE TO BE MOVED

Derby Road, Lenton, Nottinghamshire NG7 1QJ

Guide Price £155,000 - £175,000

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Guide Price £155,000 - £165,000

NO UPWARD CHAIN...

This first-floor apartment is ideally situated just a short walk from the Queens Medical Centre, making it a prime choice for both first-time buyers and investors. With excellent transport links and an array of local amenities nearby, the location offers convenience and ease of access to everything you need. The apartment opens into an entrance hall & corridor with plenty of storage, leading you through to a generous open-plan living area. The modern fitted kitchen flows seamlessly into the living space, which is brightened by sliding patio doors that lead out to a sunny south-facing balcony—perfect for relaxing outdoors. The property also includes two comfortable bedrooms and a contemporary three-piece bathroom suite. Externally, residents can enjoy communal areas and the convenience of allocated parking.

MUST BE VIEWED





- First Floor Apartment
- Two Bedrooms
- Open Plan Living
- Three Piece Bathroom Suite
- Spacious Balcony
- Allocated Parking Space
- Secure Intercom Entry System
- Excellent Transport Links
- Leasehold
- Must Be Viewed





ACCOMMDATION

Entrance Hall

8'10" x 3'11" (2.70m x 1.21m)

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

Corridor

8'7" x 15'7" (2.62m x 4.76m)

The corridor has carpeted flooring, two in-built cupboards, a radiator, and an intercom entry system.

Open Plan Living

21'9" x 13'5" (max) (6.65m x 4.10m (max))

The open plan living has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, an integrated microwave, a gas ring hob and extractor fan, a wall-mounted boiler, space for a dining table, a TV point, tiled splashback, tiled and carpeted flooring, two double glazed windows, and sliding patio doors opening to the balcony.

Balcony

21'4" x 7'7" (6.51m x 2.32m)

The balcony is south facing, a patio area, and a messing and steel surround.

Bedroom One

13'5" x 10'2" (max) (4.10m x 3.12m (max))

The first bedroom has double glazed windows, a radiator, and carpeted flooring.

Bedroom Two

9'1" x 8'3" (2.78m x 2.52m)

The second bedroom has a double glazed windows a radiator, and carpeted flooring.

Bathroom

9'1" x 6'11" (max) (2.78m x 2.11m (max))

The bathroom has a double glazed obscure window, a concealed dual flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a shaver socket, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

To the outside are communal areas, and allocated parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 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:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £2,752.00

Ground Rent in the year marketing commenced (£PA): £260.00

Property Tenure is Leasehold. Term : 125 years from 22nd July 2015 Term remaining 115 years.

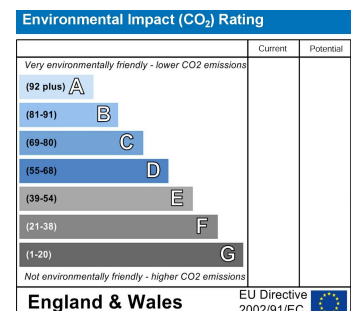
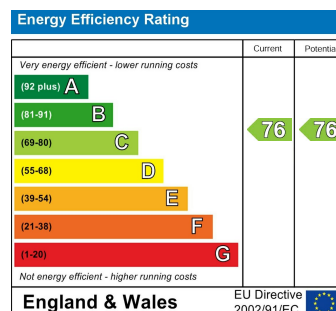
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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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.