

HoldenCopley

PREPARE TO BE MOVED

Waterside Way, Nottingham, Nottinghamshire NG2 4RS

Guide Price £110,000

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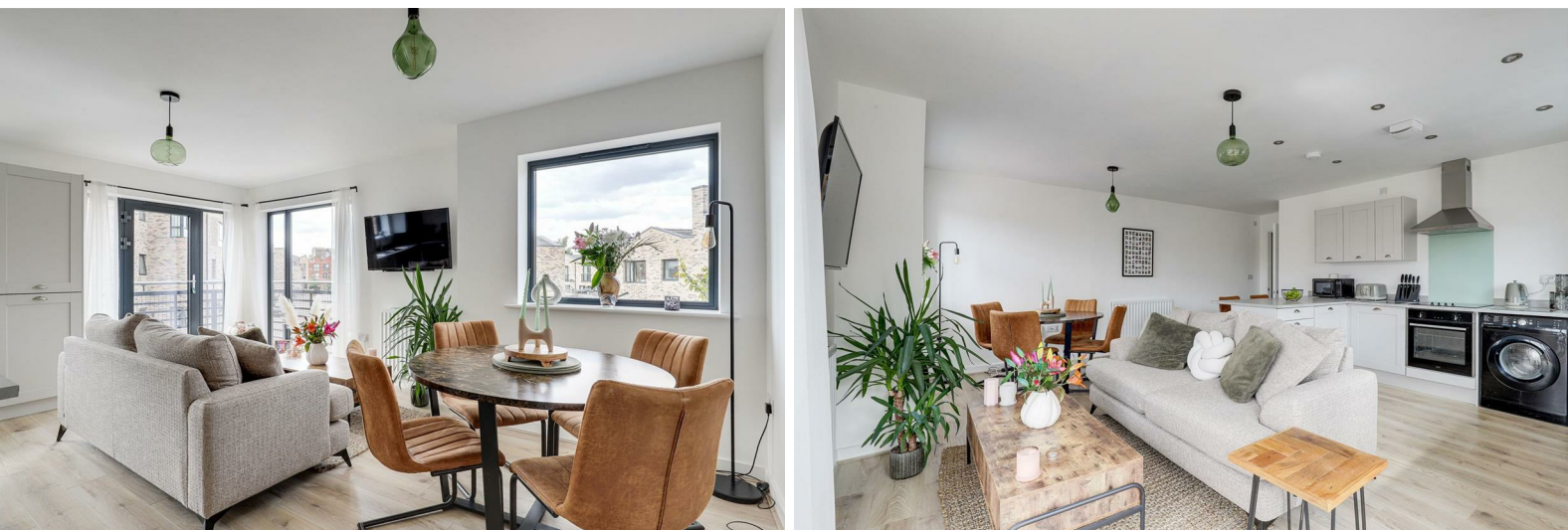
GUIDE PRICE OF £110,000 - £115,000

LOCATION, LOCATION, LOCATION...

This exceptional two-bedroom first-floor apartment is a modern haven, meticulously upgraded to the highest standards, featuring luxury flooring, double-glazed windows, and a live-view intercom system. Ideally located just a stone's throw from the River Trent and other local amenities, with easy access to the City Centre, this apartment offers both convenience and contemporary living. Inside, the bright and airy accommodation includes an inviting entrance hall leading to a spacious living room, seamlessly connected to a sleek, modern kitchen with a breakfast bar and integrated appliances. The living area extends to a Juliet-style balcony, perfect for enjoying fresh air. The master bedroom boasts an en-suite bathroom and access to a sun-facing balcony, offering a serene retreat. A second double bedroom and a stylish three-piece bathroom suite complete the interior. Outside, the property benefits from off-road parking with an electric car charging point.

This versatile property is available for purchase at 100% ownership or 50% shared ownership, subject to specific criteria. Please contact the office for further details.

MUST BE VIEWED





- First Floor Apartment
- Two Bedrooms
- Open Plan Living
- Modern Fitted Kitchen With Integrated Appliances
- Two Bathroom Suites
- Well-Presented With Luxury Flooring
- Juliet-Style Balcony & Sun-Facing Main Balcony
- Off-Road Parking With EV Point
- Sought-After Location
- Option To Purchase As 100% Shared Ownership





ACCOMMODATION

Entrance Hall

The entrance hall has stone tiled flooring, a radiator, a wall-mounted live view intercom system, an in-built cupboard, and a soft-close door providing access into the accommodation.

Open Plan Kitchen & Living Area

17'7" x 20'6" (5.38m x 6.27m)

The open plan kitchen and living area has a range of fitted shaker-style base and wall units with a wrap-around worktop and breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob, extractor fan and splashback, an integrated dishwasher, an integrated fridge freezer, space and plumbing for a washing machine, two radiators, a TV point, laminate click-together flooring, UPVC double-glazed windows, and a single door providing access to a Juliet-style balcony.

Bedroom One

13'6" x 14'0" (4.12m x 4.28m)

The first bedroom has laminate click-together flooring, a TV point, a radiator, access into the en-suite, a full-height UPVC double-glazed window, and a single door providing access to the balcony area.

En-Suite

5'11" x 5'4" (1.82m x 1.65m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower screen, a chrome heated towel rail, laminate flooring, partially tiled walls, recessed spotlights, and an extractor fan.

Balcony

11'9" x 10'3" max (3.59m x 3.14m max)

The balcony has decking, courtesy lighting, and sun-facing views.

Bedroom Two

13'6" x 8'0" (4.14m x 2.44m)

The bedroom has a UPVC double-glazed window, a radiator, a TV point, and laminate click-together flooring.

Bathroom

8'10" x 7'3" (2.70m x 2.23m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, an electrical shaving point, a panelled bath with a mains-fed shower and a shower screen, laminate flooring, a chrome heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

Outside there is off-street parking with an electric car-charging point.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low risk

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:

Service Charge in the year marketing commenced (£PA): £1,214.40

Monthly rent payment of £274.98 if purchased at 50% share

Property Tenure is Leasehold. Term: 125 years from 13 November 2020 - Term remaining 121 years.

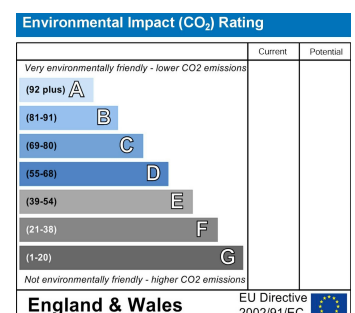
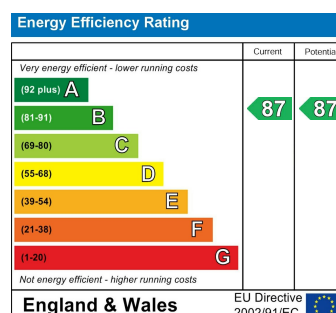
Annual rent & service charge review: April 1st

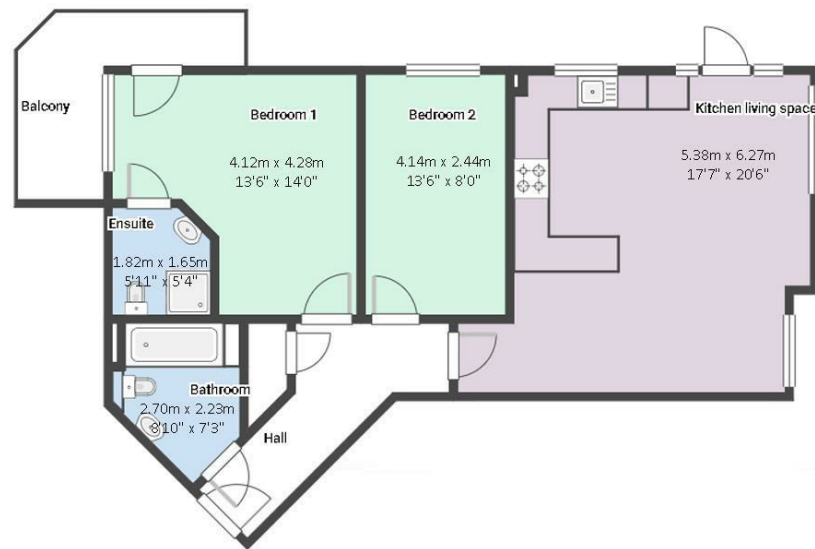
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, 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 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.





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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