

# HoldenCopley

PREPARE TO BE MOVED

Eton Place, Loughborough Road, West Bridgford, Nottinghamshire

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£190,000

Eton Place, Loughborough Road, West Bridgford, Nottinghamshire NG2 7EA

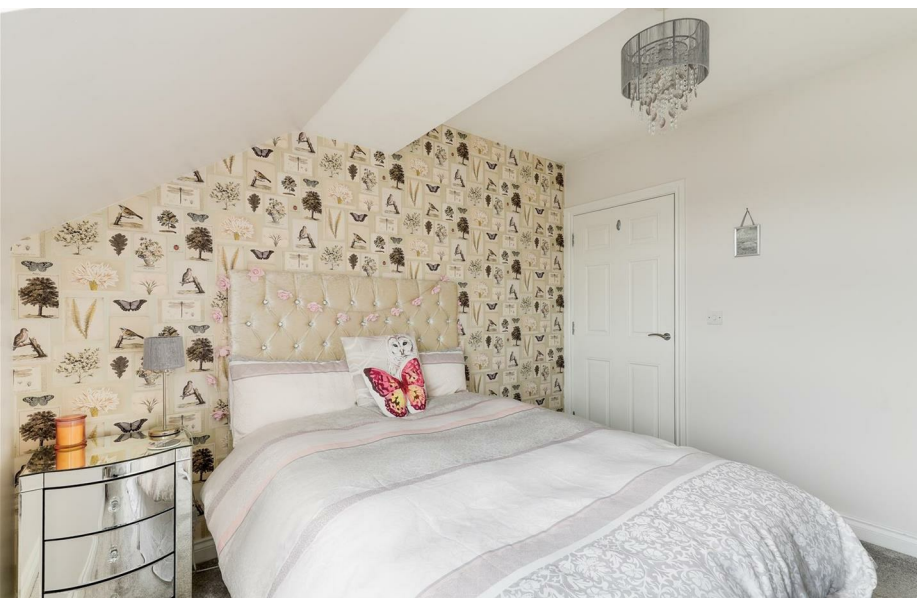


## LOCATION LOCATION LOCATION...

This beautifully presented two-bedroom second-floor flat is perfect for first-time buyers or anyone looking to move straight in. Located in a sought-after area, the property is conveniently close to a range of local amenities including shops, restaurants and excellent transport links. The flat features a hallway, a spacious lounge-diner, a fitted kitchen and two double bedrooms, one of which boasts a new en-suite. Additionally, there's a new three-piece bathroom suite. Externally, the property benefits from an allocated parking space, providing hassle-free parking in this desirable location. Overall, this flat combines comfort, style, and convenience, making it an ideal choice for anyone looking to enjoy a high standard of living in a prime location.

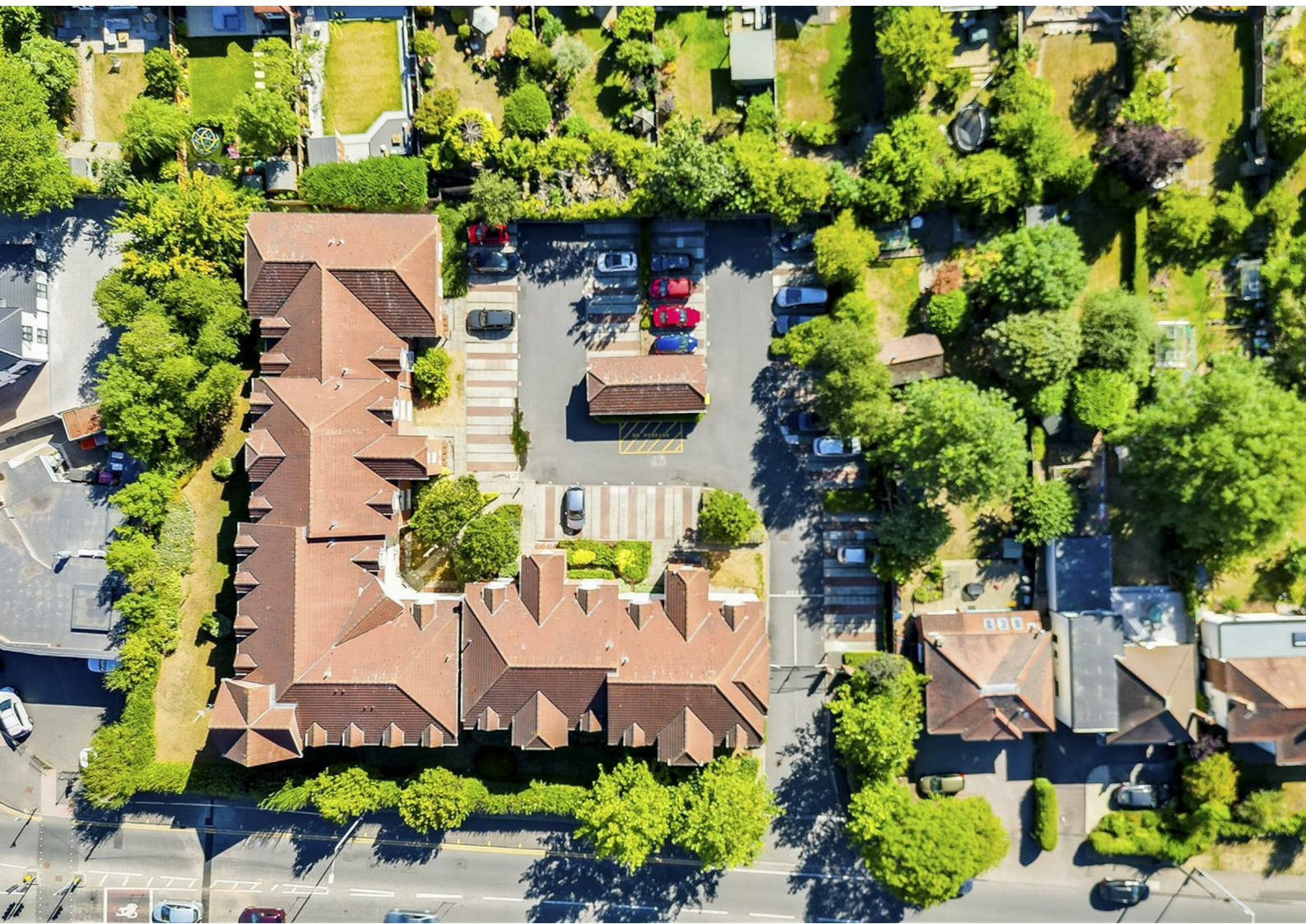
MUST BE VIEWED





- Second Floor Flat
- Two Double Bedrooms - One With New En-Suite
- Lounge-Diner
- Fitted Kitchen
- New Three Piece Bathroom Suite
- Allocated Parking
- New Boiler
- Leasehold
- Popular Location
- Must Be Viewed





## ACCOMMODATION

### Hallway

14'4" x 5'2" (4.39 x 1.60)

The hallway has carpeted flooring, a radiator, a wall-mounted intercom system, two built-in storage cupboards and a single door providing access into the accommodation.

### Lounge-Diner

14'6" x 12'0" (4.42 x 3.67)

The lounge-diner has a UPVC double-glazed window, a radiator, wood-effect flooring, a TV point, recessed spotlights and open access to the kitchen.

### Kitchen

9'3" x 8'10" (2.83 x 2.71)

The kitchen has a range of fitted base and wall units with worktops, a fitted breakfast bar, an integrated double oven, a gas hob with an extractor fan, a stainless steel sink with a drainer and mixer tap, space for an under counter fridge and freezer, space and plumbing for a washing machine, wood-effect flooring, a radiator, partially tiled walls and recessed spotlights.

### Master bedroom

14'2" x 9'2" (4.33 x 2.80)

The main bedroom has a UPVC double-glazed window, a radiator, carpeted flooring and access to the en-suite.

### En-Suite

5'4" x 5'3" (1.65 x 1.61)

The en-suite has a low level flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a heated towel rail, tiled walls and flooring, an extractor fan and recessed spotlights.

### Bedroom Two

10'8" x 9'3" (3.26 x 2.84)

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

### Bathroom

10'2" x 5'6" (3.10 x 1.69)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a P shaped fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower, a glass shower screen, a heated towel rail, an extractor fan, tiled flooring and walls and recessed spotlights.

## OUTSIDE

To the outside of the property is an allocated parking space.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating - Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast 260 Mbps (Highest available download speed) 40 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough 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): £1,200

Ground Rent in the year marketing commenced (£PA): £100

Property Tenure is Leasehold. Term: 155 years from 01 July 2003 - Term remaining 134 years.

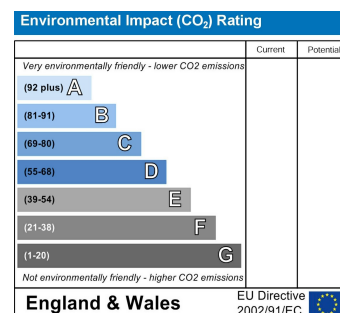
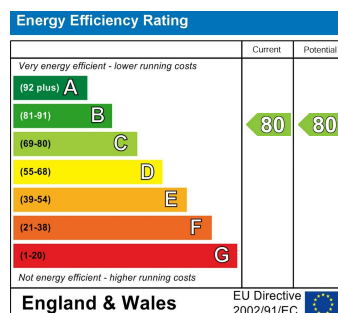
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

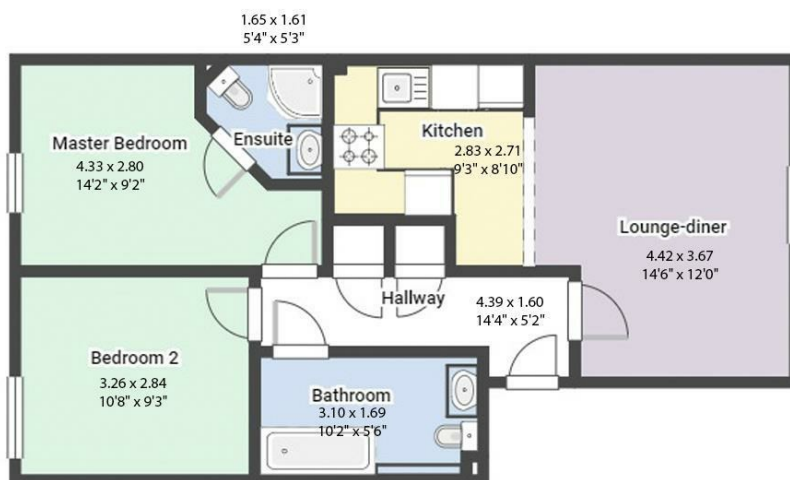
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees 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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**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**