

# HoldenCopley

PREPARE TO BE MOVED

Loughborough Road, West Bridgford, Nottinghamshire NG2 7NN

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**Guide Price £170,000 - £180,000**

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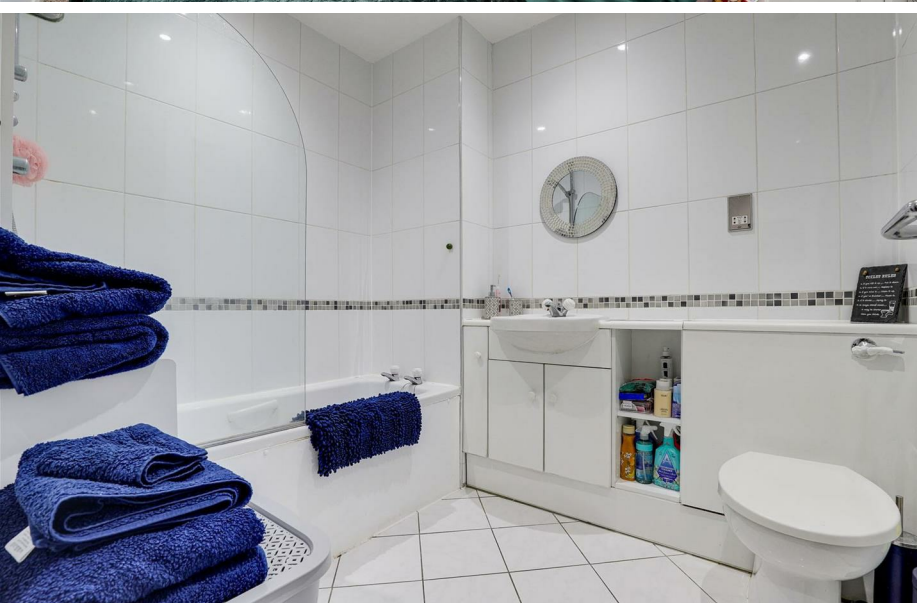
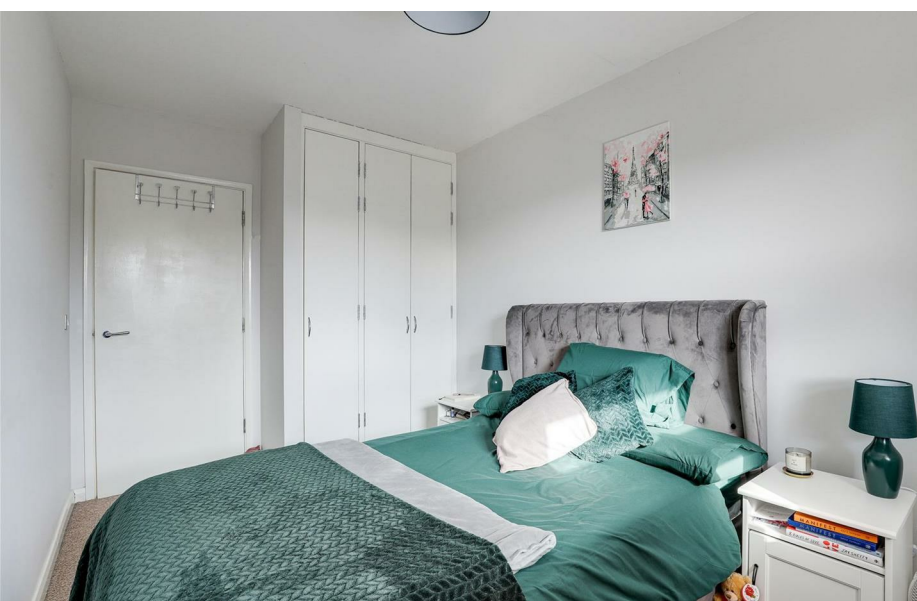
GUIDE PRICE: £170,000 - £180,000

PERFECT FIRST-TIME BUY...

This well-presented two-bedroom top-floor apartment offers an excellent opportunity for first-time buyers or investors alike. Located in the highly sought-after area of West Bridgford, the property benefits from a prime position close to local amenities, excellent transport links, and convenient access to the City Centre, Universities, and QMC. Inside, the apartment boasts a welcoming entrance hall with loft access, leading to a modern open-plan kitchen, fully equipped with integrated appliances, flowing seamlessly into the spacious living and dining area. Double doors open onto a Juliet-style balcony, flooding the room with natural light. The property also features a three-piece bathroom suite and two double bedrooms, both with built-in wardrobes for added convenience. Externally, there is the added benefit of allocated parking in a secure, electric-gated car park.

MUST BE VIEWED





- Top Floor Apartment
- Two Double Bedrooms
- Open Plan Living With Juliet-Style Balcony
- Fully Integrated Modern Kitchen
- Three-Piece Bathroom Suite
- Ample Storage Space
- Lift Access
- Secure Allocated Parking
- Sought-After Location
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

8'0" x 16'2" (2.46m x 4.93m)

The entrance hall has carpeted flooring, two in-built cupboards, a wall-mounted security intercom system, recessed spotlights, access to the loft, and provides access into the accommodation.

### Kitchen / Living Room

9'1" x 27'2" (2.77m x 8.29m)

The fitted kitchen has a range of base and wall units with rolled-edge worktops, under-cabinet lighting, a stainless steel sink with taps and drainer, an integrated oven with an electric hob and extractor fan, an integrated fridge and freezer, an integrated dishwasher, an integrated washing machine, tiled splashback, tiled flooring, recessed spotlights, a UPVC double-glazed window, and open plan to the living area, which has carpeted flooring, a TV point, two wall-mounted electric heaters, and double French doors opening out to a Juliet-style balcony.

### Bedroom One

13'11" x 7'10" (4.25m x 2.40m)

The first bedroom has a UPVC double-glazed window, carpeted flooring, a TV point, a wall-mounted electric heater, and in-built wardrobes.

### Bedroom Two

13'11" x 7'10" (4.26m x 2.41m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, a wall-mounted electric heater, and in-built wardrobes.

### Bathroom

6'7" x 8'3" (2.02m x 2.53m)

The bathroom has a low level flush W/C, a sunken wash basin with fitted storage underneath, an electrical shaving point, a panelled bath with an overhead shower and a shower screen, tiled flooring, fully tiled walls, a chrome towel rail, an extractor fan, and recessed spotlights.

## OUTSIDE

Outside there is secure allocated parking with electric gates.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

Phone Signal – Mostly good coverage for 4G & 5G networks

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low risk for rivers & the sea / very low risk for surface water

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 & Ground Rent in the year marketing commenced (£PA): £1,620

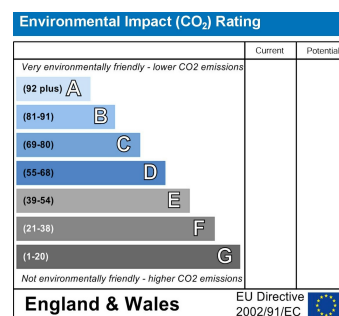
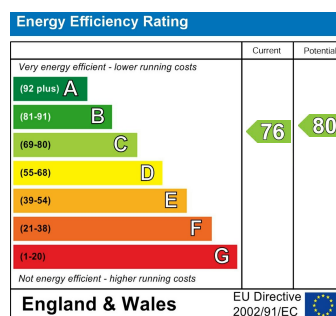
Property Tenure is Leasehold. Term: 125 years from 29th September 2002 - Term remaining 103 years.

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.

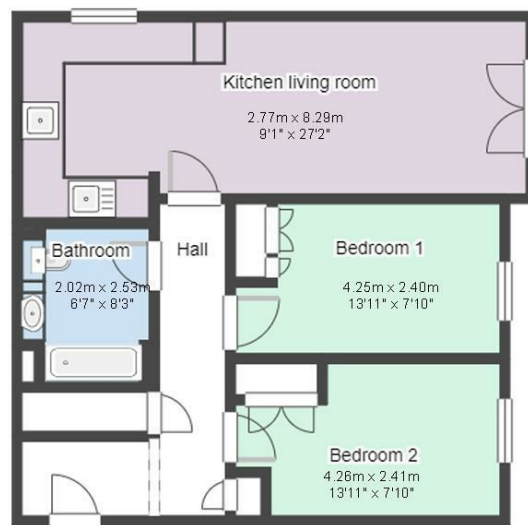
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport 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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**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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