

# HoldenCopley

PREPARE TO BE MOVED

Musters Road, West Bridgford, Nottinghamshire NG2 7PS

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Guide Price £180,000

GUIDE PRICE £180,000-£190,000

### FIRST FLOOR APARTMENT...

This first-floor apartment is situated in a highly sought-after location, offering convenience and charm. Perfectly positioned near Nottingham Forest Football Club, the property benefits from a range of local amenities, including shops, cafes, and restaurants, all just a short walk away. The excellent transport links provide easy access into Nottingham City Centre and surrounding areas, making it ideal for commuters, first-time buyers, or investors looking to expand their portfolio. Upon entering, you are welcomed by a spacious hallway that leads to a bright and airy living room featuring a bay window, allowing plenty of natural light to fill the space. The living room provides access to a fitted kitchen. The apartment offers two good-sized bedrooms, providing comfortable living space. The modern bathroom is fitted with a three-piece suite, offering both functionality and style. Outside, the property includes an allocated parking space, ensuring convenience for residents, along with access to communal areas which are well-maintained and provide a pleasant outdoor space

MUST BE VIEWED



- First Floor Apartment
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Allocated Parking Space
- Leasehold
- Sought After Location
- Excellent Transport Links
- Must Be Viewed

ACCOMMODATION

**Hallway**  
The hallway has wood flooring, a secure intercom entry system, a radiator, and a solid door providing access into the accommodation.

**Living Room**  
17'5" x 12'0" (5.32m x 3.67m)  
The living room has a UPVC double glazed bay window, a TV point, a radiator, space for a dining table, wood flooring, and access into the kitchen.

**Kitchen**  
5'6" x 8'0" (1.70m x 2.46m)  
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob, and extractor fan, Herringbone style flooring, and a UPVC double glazed window.

**Bedroom One**  
13'1" x 9'1" (4.01m x 2.79m)  
The first bedroom has a UPVC double glazed window, a radiator, and carpeted flooring.

**Bedroom Two**  
7'10" x 10'8" (2.40m x 3.27m)  
The second bedroom has a UPVC double glazed window, a radiator, and carpeted flooring.

**Bathroom**  
7'9" x 5'2" (2.38m x 1.58m)  
The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an extractor fan, a chrome heated towel rail, partially tiled walls, and tiled flooring.

**OUTSIDE**  
To the outside is an allocated parking space, and communal areas.

**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 220Mbps  
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 - 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:  
Property Tenure is Leasehold  
Service Charge in the year marketing commenced (EPA): £2,339.00  
Ground Rent in the year marketing commenced (EPA): £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.

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.

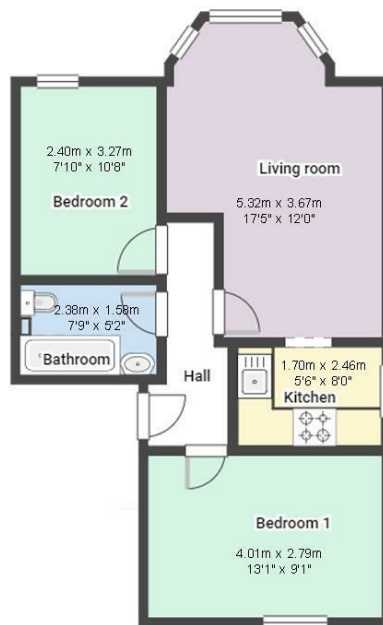
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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**01156712555**

**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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