

HoldenCopley

PREPARE TO BE MOVED

Queens Road, Nottingham, Nottinghamshire NG2 3BE

Guide Price £100,000 - £110,000

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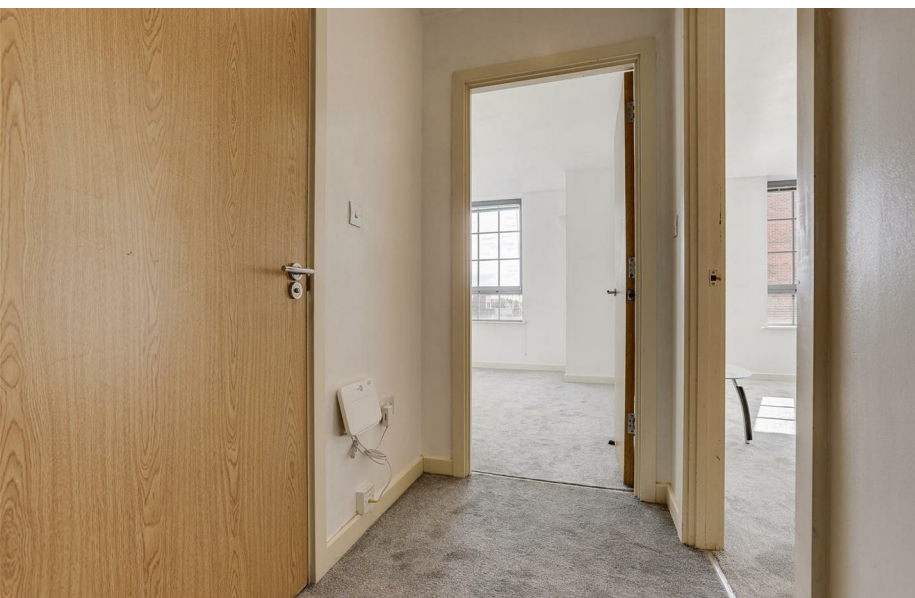
GUIDE PRICE: £100,000 - £110,000

NO UPWARD CHAIN...

This recently redecorated one-bedroom flat, offered with no upward chain, is an ideal choice for first-time buyers, investors, or those looking to downsize. Upon entering, you'll find a welcoming entrance hall leading to a modern fitted kitchen equipped with a range of appliances and seamlessly open to the living area, creating a spacious and functional layout. The double bedroom features a fitted wardrobe, offering ample storage space, while the three-piece bathroom suite completes the accommodation. The flat is equipped with a key fob entry system for added security and peace of mind. Located just a stone's throw from vibrant Nottingham City Centre, you'll enjoy easy access to a variety of shops, eateries, excellent transport links, and universities, as well as local amenities and facilities. This property not only provides a stylish and functional living space but also promises a secure and convenient lifestyle.

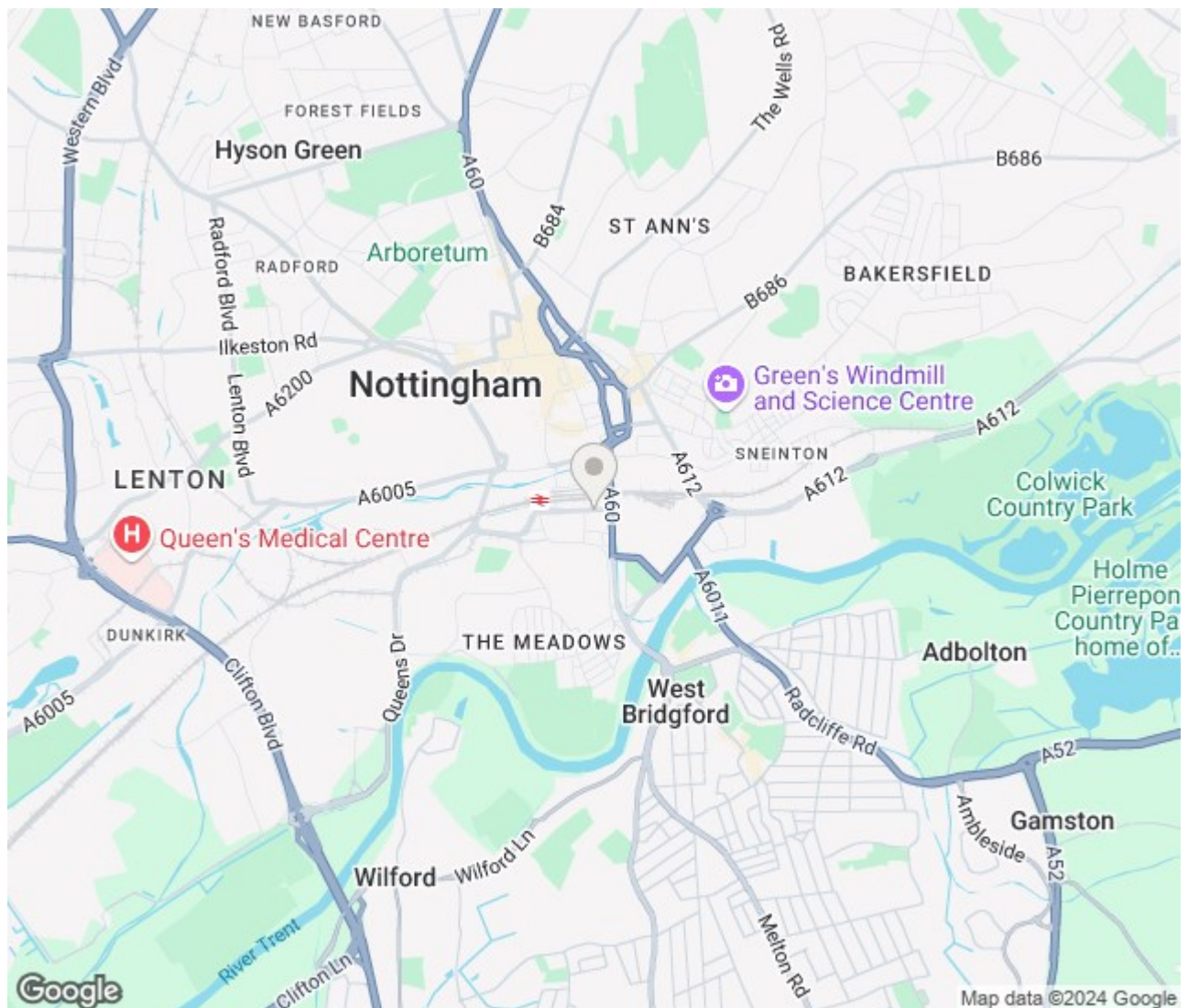
MUST BE VIEWED





- Second Floor Apartment
- Double Bedroom With Fitted Wardrobes
- Modern Kitchen With Appliances
- Open Plan Living
- Three-Piece Bathroom Suite
- Secure Entry System
- Leasehold - Over 100 Years Left On Lease
- No Upward Chain
- Prime Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

8'5" x 3'11" (2.59m x 1.21m)

The entrance hall has carpeted flooring, a wall-mounted electric heater, a wall-mounted security intercom system, an in-built cupboard housing the water tank, and a soft-close door providing access into the accommodation.

Kitchen & Living Area

20'10" x 12'1" (max) (6.36m x 3.70m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated dishwasher, a washing machine and a fridge freezer, tiled flooring, recessed spotlights, and open plan to the living room which has carpeted flooring, a TV point, wall-light fixtures, two wall-mounted electric heaters, and two double-glazed windows.

Bedroom

12'3" x 9'5" (max) (3.74m x 2.89m (max))

The bedroom has a double-glazed window, carpeted flooring, wall-light fixtures, a wall-mounted electric heater, a TV point, and a fitted sliding mirrored door wardrobe.

Bathroom

6'11" x 5'7" (max) (2.11m x 1.72m (max))

The bathroom has a concealed flush W/C, a wall-mounted wash basin, a panelled bath with an overhead shower fixture, partially tiled walls, tiled flooring, a chrome heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

Outside there is an entrance secured by a key fob entry system.

ADDITIONAL INFORMATION

Broadband – Openreach, Hyperoptic

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

Phone Signal – Mostly 4G & 5G availability

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating

Septic Tank – No

Sewage – Mains Supply

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

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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:

Service Charge in the year marketing commenced (£PA): £1,243.90

Ground Rent in the year marketing commenced (£PA): £234.38

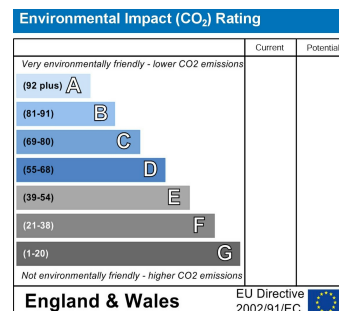
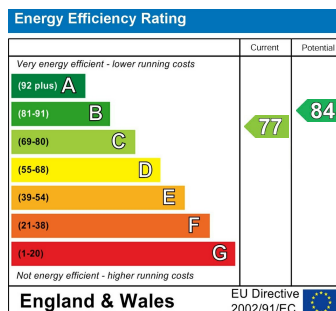
Property Tenure is Leasehold. Term: 125 years from 1 January 2005
Term remaining 106 years.

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

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.