

HoldenCopley

PREPARE TO BE MOVED

Huntingdon Street, Nottingham, Nottinghamshire NG1 1AT

Guide Price £80,000 - £110,000

GUIDE PRICE £80,000 - £100,000

NO UPWARD CHAIN...

This stylish one-bedroom apartment, located on the 8th floor, offers modern living in the heart of Nottingham City Centre. Surrounded by a variety of local amenities, including shops, dining options, bars, and excellent commuting links, it provides the perfect blend of convenience and city lifestyle. Upon entering, a hallway leads to a bright and spacious open-plan reception room and modern kitchen, which is flooded with natural light from the large window, creating a welcoming and airy atmosphere. The apartment also includes a comfortable double bedroom and a contemporary three-piece bathroom suite.

MUST BE VIEWED!



- Eighth Floor Apartment
- One Bedroom
- Open-Plan Reception Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Ideal For First-Time Buyers
- No Upward Chain
- Leasehold
- Central Location
- Must Be Viewed

ACCOMMODATION

Hallway
14'11" x 5'6" (4.56 x 1.68)
The hallway has laminate wood-effect flooring, an in-built storage cupboard and a single door providing access into the accommodation.

Open-Plan Kitchen/Living Room
16'0" x 14'2" (4.89 x 4.34)
The kitchen/living room has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor fan, laminate wood-effect flooring, an electric room heater and a double-glazed window.

Bedroom
9'0" x 8'4" (2.75 x 2.55)
The bedroom has laminate wood-effect flooring and open access to the living room.

Bathroom
8'4" x 7'3" (2.56 x 2.21)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a wall-mounted electric shaving point, an extractor fan, a heated towel rail, partially tiled walls and vinyl flooring.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Electric Room Heaters
Septic Tank – No
Broadband – Hyperoptic, Virgin Media, Openreach, CableCom Glide, Telcom
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps
Phone Signal – Good coverage of Voice 4G - Some coverage of 5G
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 - 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.

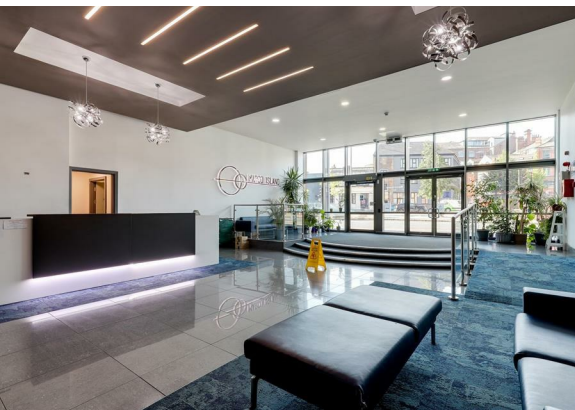
The vendor has advised the following:
Property Tenure is Leasehold
Service Charge in the year marketing commenced (EPA): £1779.74
Ground Rent in the year marketing commenced (EPA): £151.92
Property Tenure is Leasehold. Term: 150 years from 1 April 2004 Term remaining 130 years.

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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