

# HoldenCopley

PREPARE TO BE MOVED

Loughborough Road, West Bridgford, Nottinghamshire NG2 7JJ

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Guide Price £140,000 - £160,000



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NO UPWARD CHAIN...

This charming one-bedroom ground-floor flat is located in the highly desirable area of West Bridgford and is offered with no upward chain. Just a short walk away, you'll find Central Avenue, home to an array of coffee bars, restaurants, and shops. The property is also conveniently close to local parks, Rushcliffe Arena, and David Lloyd leisure centre. Inside, the property features an entrance leading into a bright and airy open-plan kitchen and living area. The kitchen is fully equipped with integrated appliances and includes a breakfast bar, while the lounge area benefits from a large bay window that fills the space with natural light. The flat also offers a well-sized bedroom and a stylish bathroom with the added convenience of a separate WC. To the rear, there is access to off-road parking, making this property a fantastic choice for first-time buyers, investors, or anyone looking for a low-maintenance home in a prime location.

MUST BE VIEWED!





- Ground Floor Flat
- One Bedroom
- Open-Plan Reception Room
- Modern Kitchen
- Stylish Bathroom With Separate W/C
- Off-Road Parking
- Well-Presented Throughout
- No Upward Chain
- Sought-After Location
- Must Be Viewed

ACCOMMODATION

Living Room

14'1" x 18'0" (4.29m x 5.49m)

The living room has exposed wooden flooring, a wall-mounted electric room heater, recessed spotlights and a UPVC double-glazed bay window to the front elevation.

Kitchen

5'2" x 6'5" (1.58m x 1.96m)

The kitchen has a range of fitted base and wall units with worktops and splashbacks, a breakfast bar, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, hob & extractor fan, a freestanding washing machine, & fridge freezer, recessed spotlights, exposed wooden flooring and an in-built storage cupboard.

Bedroom

11'2" x 9'4" (3.42m x 2.85m)

The bedroom has carpeted flooring, a wall-mounted electric room heater and a UPVC double-glazed window to the front elevation.

Bathroom

5'7" x 5'8" (1.71m x 1.73m)

The bathroom has a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, partially tiled walls, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

W/C

5'10" x 2'9" (1.79m x 0.86m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, an extractor fan and exposed wooden flooring.

OUTSIDE

To the rear is access to off-road parking.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps
- Phone Signal – Good coverage of Voice, 4G & 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 - Rushcliffe Borough Council - Band A  
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 (£PA):£1053.93  
Property Tenure is Leasehold. Term: 125 years from 1 January 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.

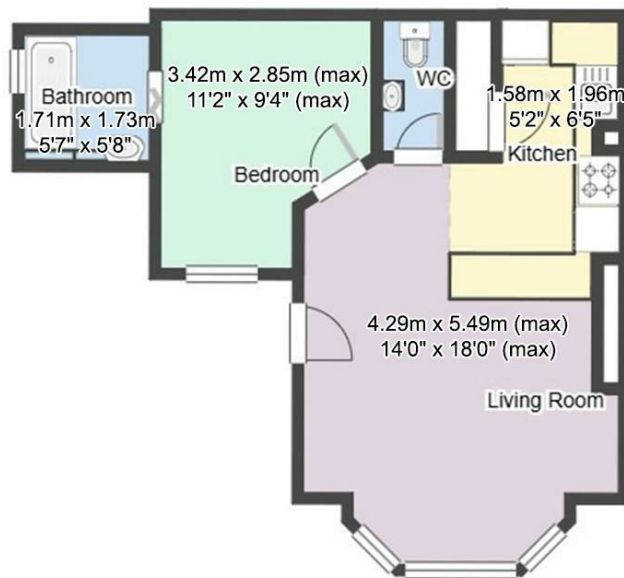
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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

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

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