

HoldenCopley

PREPARE TO BE MOVED

Commerce Square, Nottingham City Centre, Nottinghamshire NG1

Guide Price £200,000 - £220,000

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NO UPWARD CHAIN...

This fourth-floor, two-bedroom duplex flat is situated in a Grade II listed building within the highly sought-after Lace Market area of Nottingham's City Centre. Offered to the market with no upward chain, the property also boasts great views. With its close proximity to bars, restaurants, shops, Nottingham Station, and excellent public transport links, this home offers a lifestyle of ease and accessibility. The ground floor of the flat features an open-plan living space with a modern kitchen and a separate W/C, perfect for entertaining or day-to-day living. The lower ground floor comprises two bedrooms, both serviced by a five-piece bathroom suite. Externally, the property benefits from a dedicated underground car parking space, accessed via a car lift, adding an extra layer of convenience.

MUST BE VIEWED!



- Fourth Floor Duplex Apartment
- Grade II Listed Building
- Two Bedrooms
- Open-Plan Living
- Modern Kitchen Area
- Five-Piece Bathroom Suite
- Additional W/C
- Allocated Parking Space
- Prime Location
- No Upward Chain

GROUND FLOOR

Entrance
13'6" x 7'4" min (4.12m x 2.24m min)
The hallway has laminate flooring and provides access into the accommodation

Lounge/Dining Room
18'8" max x 16'2" (5.71m max x 4.95m)
The lounge diner has laminate flooring, a TV point, , AV and projector ready. Space for a dining table, a wall-mounted room heater, and two wooden sash single-glazed windows to the rear elevation.

Kitchen
9'4" x 6'3" (2.85m x 1.91m)
The kitchen has fitted base and wall units with fitted countertops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven with an electric induction hob and extractor fan, a freestanding dishwasher & washing machine, partially tiled walls, recessed spotlights and laminate flooring.

W/C
4'8" x 4'3" (1.44m x 1.31m)
This space has a low level flush WC, a wash basin with mixer taps, partially tiled walls, tiled flooring and an extractor fan.

LOWER GROUND

Hallway
18'6" x 3'8" (5.65m x 1.14m)
The landing has laminate flooring, recessed spotlights and provides access to the lower ground floor accommodation.

Master Bedroom
17'6" max x 9'8" (5.35m max x 2.97m)
The main bedroom has laminate flooring, fitted floor to ceiling wardrobes with mirrored sliding doors, a wall-mounted heater, recessed spotlights and a wooden sash single-glazed window to the rear elevation.

Bedroom Two
10'9" x 6'11" (3.28m x 2.12m)
The second bedroom has carpeted flooring and a wooden sash single-glazed window to the rear elevation.

Bathroom
9'6" max x 9'3" (2.91m max x 2.83m)
The bathroom a low level flush WC, a bidet, a wash basin with a stainless steel mixer tap, a panelled bath, a shower enclosure with a wall mounted shower fixture, fully tiled walls, recessed spotlights, an extractor fan, vinyl flooring and an in-built cupboard

OUTSIDE
Outside the property is a communal entrance to the apartment block - uniquely entering the building on the 6th floor, leading to the property and allocated parking just one floor below.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Electric Heaters
Septic Tank – No
Broadband – Hyperoptic, Openreach
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps
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 – Grade II Listed Building
Other Material Issues – No

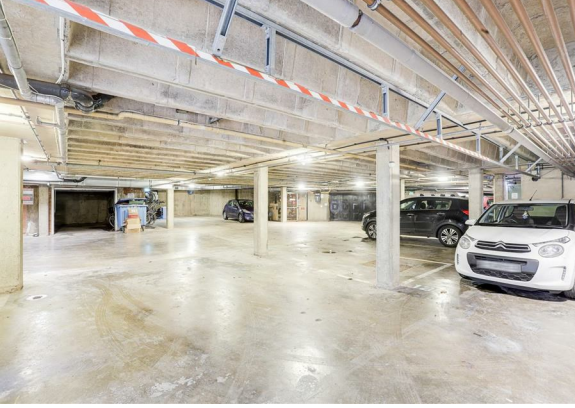
DISCLAIMER
Council Tax Band Rating - Nottingham City Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

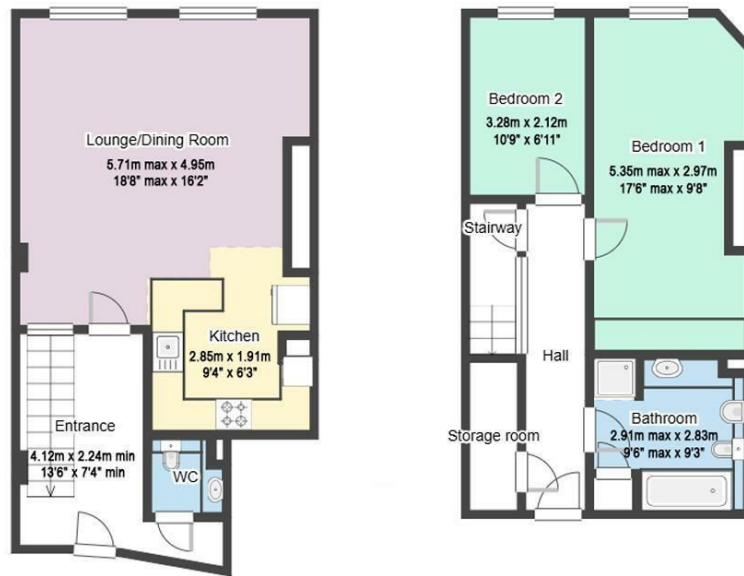
The vendor has advised the following:
Property Tenure is Leasehold
Service Charge in the year marketing commenced (EPA): £5034.72
Car Park in the year marketing commenced (EPA): £329.32
Gates in the year marketing commenced (EPA): £38.48
Property Tenure is Leasehold. Term: 999 years from 24th June 1992 Term remaining 950 years.

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the 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





Approx 82.34 sq. meters/ 886.3 sq. ft

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