

HoldenCopley

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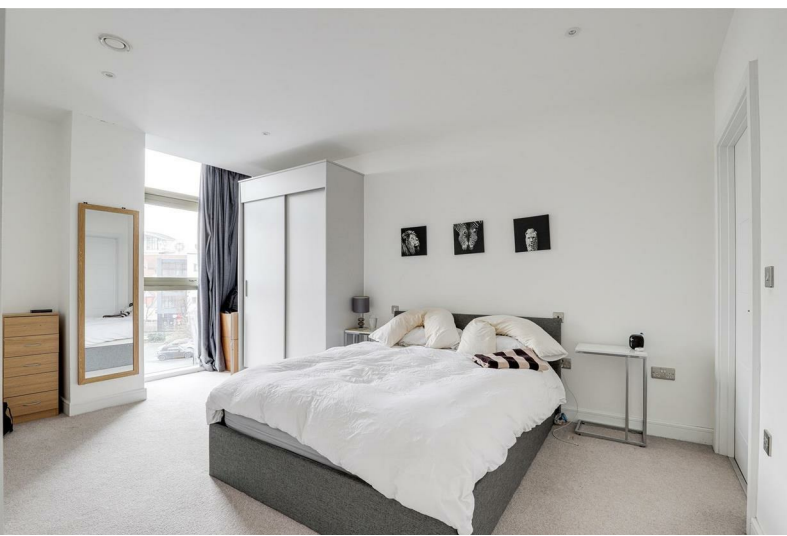
Pavilion Road, Nottingham, Nottinghamshire NG2 5PL

Offers Over £375,000

LUXURY TWO BED APARTMENT...

Nestled in the heart of the highly sought-after West Bridgford area, this beautifully presented two-bedroom mid-floor apartment offers the perfect blend of modern living and stunning surroundings. Overlooking the River Trent and situated right next to the iconic City Ground, this property boasts an enviable location close to Trent Bridge, and just a stone's throw from vibrant cafes, boutique shops, and excellent transport links. The accommodation features a spacious open-plan living area with a sleek, contemporary fitted kitchen, designed for both functionality and style. A Juliet balcony adds to the allure, providing breathtaking views of the river. The two double bedrooms are generously sized, with the master bedroom benefiting from a private en-suite, while a stylish three-piece bathroom suite serves the rest of the apartment. Within the apartment block, residents enjoy added convenience and security with features such as CCTV, a well-equipped gym, and key fob and smartphone entry systems for seamless access. Additionally, the property includes a secure, allocated parking space in an underground facility, ensuring convenience and peace of mind. This apartment truly embodies the essence of modern living in an unbeatable location.

MUST BE VIEWED



- Luxury Mid Floor Apartment
- Two Double Bedrooms
- Open Plan Modern Fitted Kitchen & Living Room
- Three Piece Bathroom Suite
- En-Suite To The Master
- Secure Underground Parking Space
- Beautifully Presented Throughout
- Highly Sought After Location
- Leasehold
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has a floor to ceiling double-glazed window, wood-effect flooring, a wall-mounted electric heater, a built-in cupboard, recessed spotlights and a single door providing access into the accommodation.

Kitchen/Living Room

29'7" x 16'0" approx (9.02m x 4.88m approx)

The kitchen/living room has a range of fitted base and wall units with composite silestone worktops with a breakfast bar, concealed LED lighting, an integrated double oven, wine cooler and fridge-freezer, an inset Blanco stainless steel sink with draining grooves and a swan neck mixer tap, an induction hob with an extractor fan, wood-effect flooring, a wall-mounted electric heater, recessed spotlights, a floor to ceiling double-glazed window and double sliding doors opening out to a Juliet balcony.

Master Bedroom

12'3" x 16'2" (3.75m x 4.95m)

The main bedroom has a floor to ceiling double-glazed window, carpeted flooring, a wall-mounted electric heater, fitted wardrobes, recessed spotlights and access into the en-suite.

En-Suite

6'0" x 8'11" (1.84m x 2.74m)

The en-suite has a low level concealed dual flush W/C, a wall-mounted wash basin, a large mirror, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, ceramic tile flooring and walls, a chrome heated towel rail, an electric shaving point, an extractor fan and recessed spotlights.

Bedroom Two

12'4" x 10'6" (3.76m x 3.21m)

The second bedroom has a floor to ceiling double-glazed window, carpeted flooring, a wall-mounted electric heater, fitted wardrobes and recessed spotlights.

Bathroom

6'0" x 8'4" (1.85m x 2.55m)

The bathroom has a low level concealed dual flush W/C, a wall-mounted wash basin, a large mirror, a fitted bath with a mains-fed shower and a glass shower screen, ceramic tile flooring and walls, a chrome heated towel rail, an extractor fan and recessed spotlights.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Heating – Connected to Mains Supply
- Broadband – Openreach, Virgin Media
- Broadband Speed - Superfast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Septic Tank – No
- Phone Signal – 3G, 4G & 5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band TBC
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): £4,083.80
Ground Rent in the year marketing commenced (EPA): £250
Property Tenure is Leasehold. Term: 250 years from 1 December 2019 Term remaining 244 years.

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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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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.