

HoldenCopley

PREPARE TO BE MOVED

Canal Street, Nottingham, Nottinghamshire NG1 7HP

Guide Price £150,000

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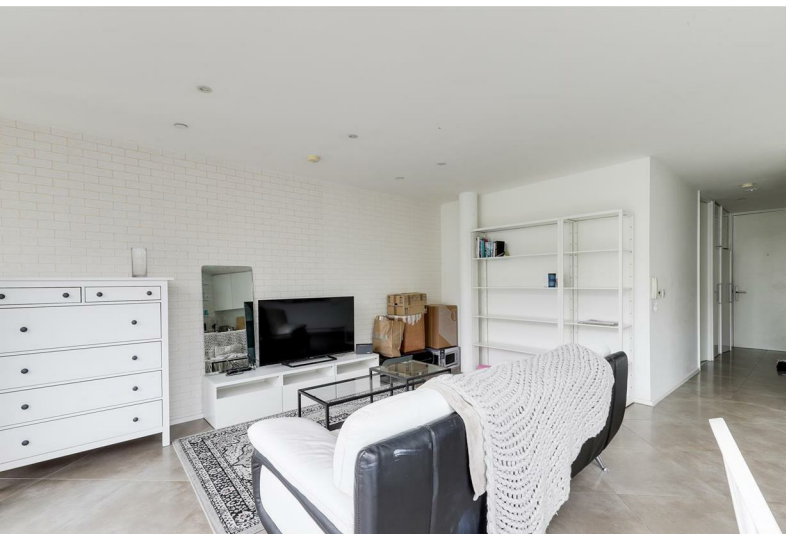


NO UPWARD CHAIN...

GUIDE PRICE - £150,000 - £170,000

Located in the vibrant heart of Nottingham City Centre, this modern two-bedroom apartment offers an exceptional lifestyle for those seeking the convenience of city living. With an abundance of shops, cafes, restaurants, and amenities just a short stroll away, this property is perfect for a range of buyers, including first-time buyers, professionals, or investors. Upon entering, you are greeted by a spacious hallway that leads through to the open-plan kitchen, lounge, and dining area. The contemporary kitchen is well-equipped, providing ample cupboard space and integrated appliances, making it perfect for cooking and entertaining. The bright and airy lounge and dining area is ideal for relaxing and socialising, with sliding patio doors that open onto a private balcony. Here, you can enjoy views of the nearby canal—a peaceful retreat from the city bustle. The apartment boasts two generous bedrooms, both offering plenty of room for furniture and storage. The modern bathroom is fitted with a three-piece suite, including a bath, overhead shower, basin, and WC, providing everything you need for a comfortable living space. Storage is a key feature throughout the apartment, with several built-in storage options to keep your living areas tidy and clutter-free. Outside, the property benefits from a dedicated parking space in a secure location, offering the added convenience of city-centre parking.

MUST BE VIEWED





- Apartment
- Two Bedrooms
- Open Plan Kitchen lounge
Diner
- Balcony
- Three-Piece Bathroom Suite
- Plenty Of Storage
- Allocated Parking Space
- City Centre Location
- Leasehold
- Must Be Viewed





ACCOMMODATION

Hallway

The has vinyl tiled flooring, in-built cupboards, and a door providing access into the accommodation.

Open Plan Kitchen Living

22'10" x 16'8" (6.97 x 5.10)

The open plan kitchen living has a range of fitted base and wall units with worktops, an under mounted stainless steel sink with a mixer tap, an integrated oven, ceramic hob, space for a dining table, recessed spotlights, a TV point, full height double glazed windows, tiled flooring, and sliding patio doors opening out to the balcony.

Balcony

The balcony has decked flooring, and views of the canal.

Master Bedroom

11'4" x 9'5" (3.46 x 2.89)

The main bedroom has a full-height UPVC double glazed window, fitted wardrobes, recessed spotlights, and carpeted flooring.

Bedroom Two

10'2" x 8'7" (3.11 x 2.62)

The second bedroom has a UPVC double glazed window, fitted wardrobes, recessed spotlights, and carpeted flooring.

Bathroom

9'6" x 5'6" (2.90 x 1.69)

The bathroom has a concealed dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

To the outside is an allocated parking space.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 3G, 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 - Nottingham City Council - Band C
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:

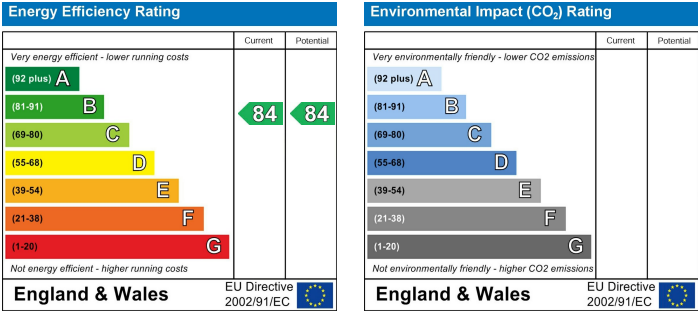
Property Tenure is Leasehold
Service Charge in the year marketing commenced (£PA): £1,425
Ground Rent in the year marketing commenced (£PA): £470
Property Tenure is Leasehold. Term : 125 years from 1 January 2009
Term remaining 110 years.

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.