

HoldenCopley

PREPARE TO BE MOVED

Plumtre Place, Lace Market, Nottinghamshire NG1 1HD

Guide Price £110,000 - £140,000

GUIDE PRICE: £110,000 - £120,000

ESTIMATED YIELD 8.7%

GRADE II LISTED...

Nestled in the heart of Nottingham's historic Lace Market, this charming second-floor apartment offers a stylish and convenient City lifestyle. Immaculately presented and sold with no upward chain, the property is ideally located within walking distance of Nottingham Trent University, an array of independent shops, vibrant dining options, and excellent transport links. Designed with modern living in mind, the apartment boasts a spacious open-plan kitchen, living, and dining area, creating a bright and inviting space perfect for relaxation or entertaining. The well-proportioned double bedroom benefits from an en-suite bathroom and elegant double wooden French doors that open onto a fire escape, adding a touch of character. Set within a pedestrianised area with secure gated entry, this residence combines privacy with the energy of City living, making it an exceptional opportunity for first-time buyers, professionals, or investors seeking a prime Nottingham location.

MUST BE VIEWED



- Second Floor Apartment
- Double Bedroom With Fire Escape
- Open Plan Living
- Recently Replaced Kitchen
- Three-Piece Bathroom Suite
- Storage Space
- New & Original Features Throughout
- Prime Location
- Leasehold (Share of Freehold) - Over 900+ Years Left On Lease
- Grade II Listed Building

ACCOMMODATION

Open Plan Kitchen & Living Room

13'6" x 16'6" (4.14m x 5.03m)
The kitchen has a range of fitted shaker-style base and wall units with compact laminate worktops, a central fitted breakfast bar island, an undermount sink with draining grooves, an integrated oven with an electric hob and extractor fan, an integrated fridge and freezer, space and plumbing for a washing machine, tiled splashback, an exposed pillar, wood-effect flooring, and open plan to the living area which has original sash windows fitted with bespoke shutters, a radiator, an in-built cupboard, a further in-built open cupboard, and a single door providing access into the accommodation.

Bedroom

14'0" x 12'1" (4.27m x 3.69m)
The bedroom has carpeted flooring, a skylight window, a radiator, an in-built wardrobe with space for a tumble-dryer, and wooden French doors opening out onto a fire escape.

Bathroom

4'9" x 13'7" (1.47m x 4.16m)
The bathroom has a low level dual flush WC, a pedestal wash basin, a shower enclosure, partially tiled walls, vinyl flooring, an exposed pillar, a radiator, an extractor fan, and a skylight window.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – Grade II Listed
Other Material Issues – Plumtpre St is, Plumtpre Place road is unadopted.

DISCLAIMER

Council Tax Band Rating - Council - Band
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:
Service Charge in the year marketing commenced (EPA): £3,855.78
Ground Rent in the year marketing commenced (EPA): £0
Property Tenure is Leasehold - Share of Freehold. Term: 999 years from 29th September 1999 - Term remaining 973 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. Z: 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 licence 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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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