

HoldenCopley

PREPARE TO BE MOVED

Canal Street, Nottingham, Nottinghamshire NG1 7HG

£130,000

APARTMENT WITH CANAL SIDE VIEWS...

This well-presented one-bedroom apartment is perfectly positioned on the fifth floor of a sought-after development, offering picturesque canal views and the added benefit of no upward chain, making it an ideal move-in ready opportunity for first-time buyers, professionals, or investors alike. Located in the heart of Nottingham City Centre, this apartment provides unparalleled access to a wealth of shops, eateries, transport links, and the vibrant city lifestyle, all right on your doorstep. Internally, the property features an entrance hall leading to a modern fitted kitchen, seamlessly open plan to the bright and airy living area. Full-height UPVC double-glazed windows flood the space with natural light, while a sliding patio door opens onto a decked balcony, perfect for enjoying the stunning canal-side setting. The accommodation is completed by a spacious double bedroom, a contemporary bathroom suite, and ample storage space for added convenience. With its fantastic location, move-in ready condition, and breathtaking views, this apartment presents a rare opportunity to enjoy stylish city living in one of Nottingham's most desirable locations.

MUST BE VIEWED



- Fifth Floor Apartment
- Fantastic Canal Side Views With Decked Balcony
- Double Bedroom With Fitted Wardrobes
- Open Plan Living
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Full-Height UPVC Double-Glazed Windows
- Solar Efficient With Underfloor Heating
- Prime Location
- Leasehold - Over 100 Years Left On Lease

ACCOMMODATION

Entrance Hall

The entrance hall has cream tiled flooring with underfloor heating, recessed spotlights, ample in-built storage cupboards, a wall-mounted security intercom system, and a single door providing access into the accommodation.

Kitchen / Living Area

16'8" x 14'9" (5.10m x 4.50m)

The open plan kitchen and living area has a range of fitted gloss handleless base and wall units with a worktop, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, cream tiled flooring with underfloor heating, recessed spotlights, space for a seating and dining area, a TV point, exposed pillars, full-height UPVC double-glazed windows, and a sliding patio door opening out onto a balcony.

Bedroom

10'2" x 8'8" (3.11m x 2.65m)

The bedroom has carpeted flooring with underfloor heating, a full-height UPVC double-glazed window, recessed spotlights, a TV point, and in-built wall-to-wall wardrobes.

Bathroom

8'2" x 6'5" (2.49m x 1.98m)

The bathroom has a concealed dual flush WC, a wall-hung wash basin, an electrical shaving point, a large mirror, a panelled bath with an overhead shower fixture and a glass shower screen, a chrome towel rail, cream tiled flooring with underfloor heating, partially tiled walls, recessed spotlights, and an extractor fan.

OUTSIDE

Balcony

10'4" x 7'7" (3.15m x 2.32m)

The decked balcony offers canal side views.

ADDITIONAL INFORMATION

Broadband Networks - Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 4G / 5G

Electricity - Mains Supply

Both the hot water and heating to the apartment is provided by the EnviroEnergy District Heating System.

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+. However, the car park to Nottingham One has, but this did not affect the apartment itself.

Flood Risk Area - Medium risk for rivers & the sea / Low risk for surface water

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

Additional Info - Spaces in a car park under the building can be rented by separate agreement with Rendall and Rittner who manage the car park. There is also off-street parking next to the building but charges apply. Alternative parking to the car park under the building may be required by any buyer as renting spaces in that car park is not guaranteed.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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): £2,053.67

Ground Rent in the year marketing commenced (EPA): £755.68

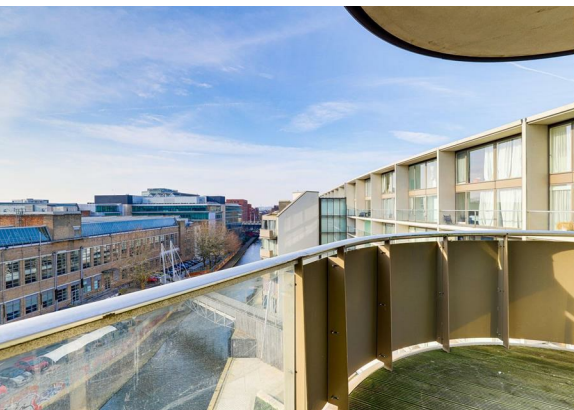
Property Tenure is Leasehold. Term: 125 years from 1st April 2009 - Term remaining 109 years.

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.

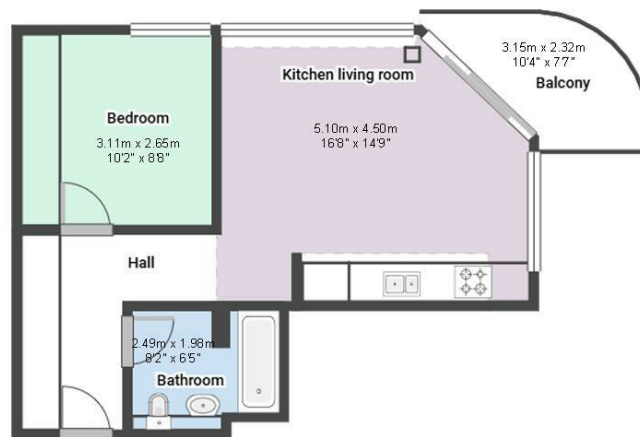
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Canal Street, Nottingham, Nottinghamshire NG1 7HG

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

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

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.