

# HoldenCopley

PREPARE TO BE MOVED

Express Building, Upper Parliament Street, Nottingham,

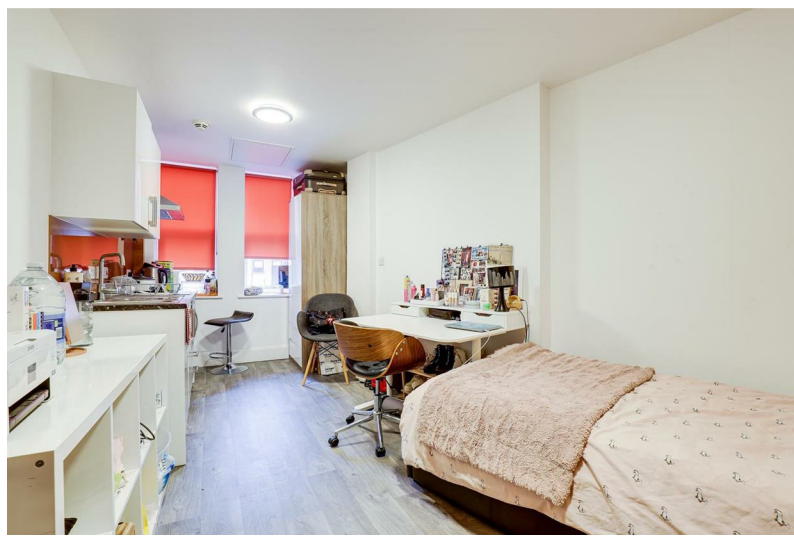
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£40,000

## CASH BUYERS ONLY...

This one-bedroom studio flat is situated within a beautiful Grade II listed building in the heart of the city centre. Surrounded by a wealth of local amenities, including vibrant shops, cafes, and restaurants, as well as benefiting from excellent transport links, the property presents a fantastic opportunity for cash buyers. The flat offers flexibility, as it can be sold with a tenant in situ or with vacant possession. Inside, the well-designed layout features an open-plan living area combining the bedroom and a modern fitted kitchen. A three-piece bathroom suite completes the accommodation, offering a comfortable and convenient living space in a highly sought-after location.

MUST BE VIEWED!





- First Floor Studio Flat
- Open-Plan Bedroom
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Grade II Listed Building
- Cash Buyers Only
- Excellent Transport Links
- City Centre Location
- Leasehold
- Must Be Viewed

ACCOMMODATION

**Bedroom**  
8'10" x 9'4" (approx) (2.71m x 2.86m (approx))  
The bedroom has wood-effect flooring and open access to kitchen.

**Kitchen**  
7'8" x 7'6" (approx) (2.34m x 2.31m (approx))  
The kitchen has fitted base and wall units with a worktop, an integrated microwave, an electric hob with an extractor hood and a stainless steel sink with a drainer, wood-effect flooring, access into the loft and UPVC double-glazed windows.

**Bathroom**  
10'9" x 3'6" (approx) (3.29m x 1.09m (approx))  
The bathroom has a low level concealed flush W/C, a pedestal wash basin, a corner fitted shower enclosure with an electric shower, partially tiled walls, a heated towel rail and an extractor fan.

**ADDITIONAL INFORMATION**  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Electric Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband Speed - Ultrafast Broadband available with the highest download speed at 100 Mbps & Highest upload speed at 100 Mbps  
Phone Signal – All 4G & 5G, some 3G available  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Very low risk of flooding  
Non-Standard Construction – No  
Any Legal Restrictions – Grade II listed building  
Other Material Issues – No

**DISCLAIMER**  
Council Tax Band Rating - Nottingham City Council - Band A  
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): £1,784  
Ground Rent in the year marketing commenced (EPA): £250  
Property Tenure is Leasehold. Term: 250 years from 10th September 2014 Term remaining 230 years.

The information regarding service charge and ground rent has been obtained from the vendor, HoldenCopley have checked the most recent statement for the service charge and ground rent 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.

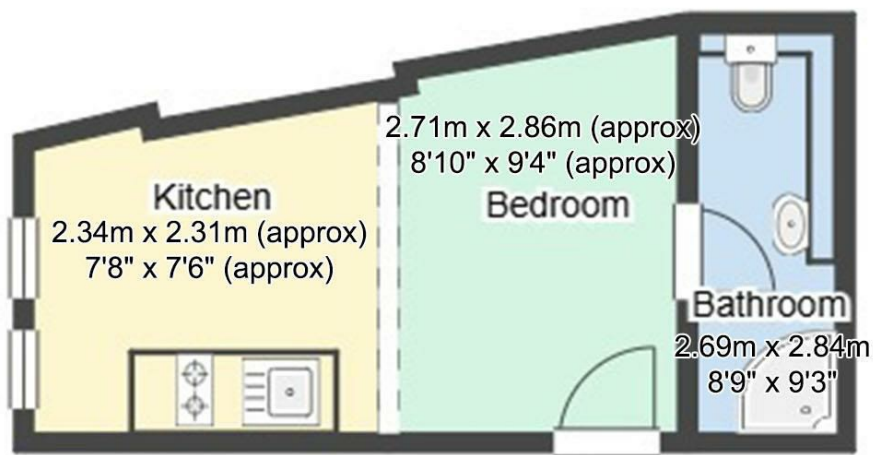
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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](http://www.holdencopley.co.uk)**