

# HoldenCopley

PREPARE TO BE MOVED

Meadow Lane, Nottingham, Nottinghamshire NG2 3JW

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Guide Price £260,000



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LUXURY RIVERSIDE LIVING - MOVE-IN READY...

GUIDE PRICE - £260,000 - £280,000

Perched on the top floor of an exclusive, newly built riverside development on the banks of the River Trent, this stunning fourth-floor (top floor) apartment offers breathtaking views, perfectly blends luxury, lifestyle, and location, and boasts a prime location close to a wealth of amenities. This recently constructed apartment is perfectly positioned within a mile of Nottingham City Centre, Nottingham Train Station, and the vibrant West Bridgford, the property benefits from excellent transport links and an array of nearby shops, bars, and restaurants. Designed for modern living, the apartment is offered with a two-year warranty and a 10-year exterior warranty, which commenced from February 2024, alongside impressive EPC ratings for energy efficiency. The comprehensive specification includes high-quality flooring and integrated appliances, with the option to have a 65-inch TV and existing furniture in both the living room and bedrooms included. Internally, the apartment features a welcoming entrance hall with ample in-built storage, leading to a sleek open-plan kitchen and living area, complete with a range of integrated appliances and a sliding patio door opening onto a Juliet-style balcony, perfect for enjoying the scenic surroundings. The accommodation also boasts two double bedrooms, including a master with an en-suite, alongside a stylish main bathroom. Externally, residents benefit from sheltered, secure parking for one vehicle within a gated car park, as well as a communication portal linked to the building entrance for added security and convenience. This property is ideal for a ready move-in buyer or as an investment opportunity, bringing nature and urban living beautifully together.

MUST BE VIEWED







- Top-Floor Apartment in a Prime Riverside Location
- Two Spacious Double Bedrooms (Master with En-Suite)
- Stylish Open-Plan Living Space
- Fully Integrated Modern Fitted Kitchen
- Juliette Balcony Offering Stunning Views
- Two Luxury Bathroom Suites
- Secure Video Entry & Gated Off-Road Parking
- Within 1 Mile from Nottingham City Centre
- Energy-Efficient Design, Built in 2023
- Includes BuildZone Warranty











ACCOMMODATION

Entrance Hall

21'9" max x 7'6" (6.63m max x 2.30m)

The entrance has herringbone-style laminate flooring, a wall-mounted electric heater, a digital security intercom panel, two in-built cupboards, and a soft-close door providing access into the accommodation.

Open Plan Living/Kitchen Area

19'1" x 12'8" (5.82m x 3.87m)

The kitchen features a range of fitted base and wall units with a coated wooden worktop, splashback, and breakfast bar. It includes a stainless steel sink with a swan-neck mixer tap and drainer, an integrated Bosch oven with an electric hob and Bosch extractor fan, an integrated fridge freezer, dishwasher, and washer/dryer. Recessed spotlights illuminate the space, while herringbone-style laminate flooring adds a stylish touch. The kitchen opens into the living area, which continues the laminate flooring and includes a TV point, a wall-mounted electric radiator, and a sliding patio door leading to a Juliet-style glass-panelled balcony.

Bedroom One

15'7" max x 11'6" (4.75m max x 3.51m)

The first bedroom has a full-height double-glazed window, carpeted flooring, a TV point, a wall-mounted electric heater, and access into the en-suite.

En-Suite

6'10" x 6'5" (2.09m x 1.97m)

The en-suite has a concealed dual flush WC, a wall-hung wash basin with fitted storage, an electrical shaving point, a wall-mounted mirror, a double walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, Porcelanosa tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

Bedroom Two

15'6" max x 11'10" (4.73m max x 3.62m)

The second bedroom has a full-height double-glazed window, carpeted flooring, a TV point, and a wall-mounted electric heater.

Bathroom

6'10" x 6'5" (2.09m x 1.97m)

The bathroom has a concealed dual flush WC, a wall-hung wash basin with fitted storage, an electrical shaving point, a wall-mounted mirror, a panelled bath with a handheld shower head and a shower screen, Porcelanosa tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

Outside, there is sheltered parking within a secure gated car-park for one parking space.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Medium risk for rivers & sea / very low risk for surface water
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Centre - 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.

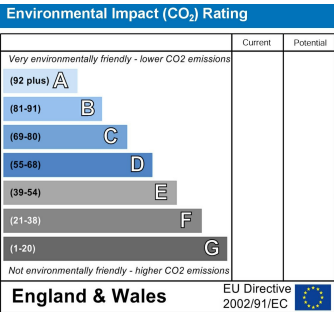
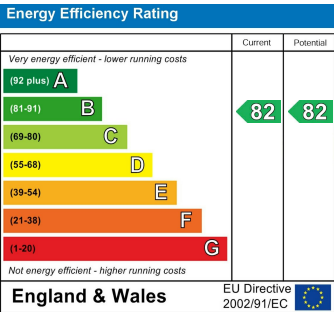
The vendor has advised the following:  
Service Charge in the year marketing commenced (£PA): £1,810.24  
Ground Rent in the year marketing commenced (£PA): £0  
Property Tenure is Leasehold. Term: 250 years from 1 January 2023 - Term remaining 248 years.

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.

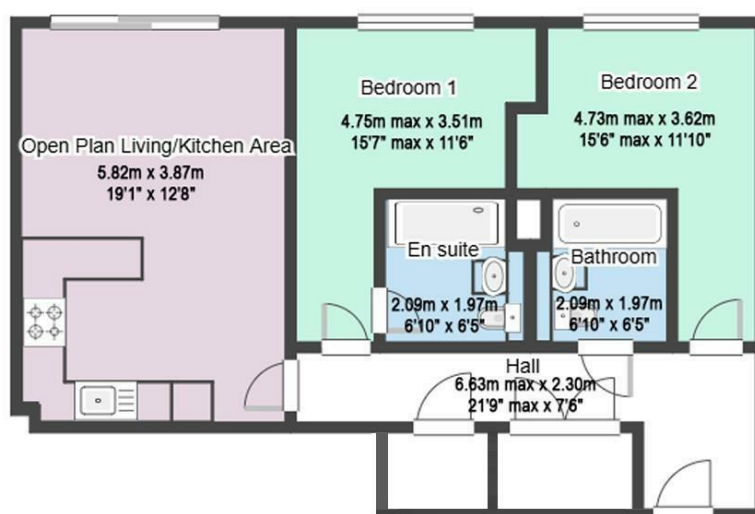
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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)**

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