

HoldenCopley

PREPARE TO BE MOVED

Nazareth Court, Nazareth Road, Lenton, Nottinghamshire NG7 2NT

Guide Price £150,000 - £170,000

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TOP FLOOR APARTMENT WITH FRONT AND REAR BALCONIES...

Welcome to this beautifully adorned home, where every detail has been meticulously curated to create an inviting and luxurious living experience. This two-bedroom top-floor apartment offers versatility and broad appeal, whether you're an investor or seeking a vacant property ready for immediate occupancy. This property has been newly decorated throughout, promising a hassle free move in ready home. Its enviable location ensures easy access to a plethora of local amenities, including shops, eateries, and excellent transport links. Step through the entrance hall to uncover two bedrooms, a spacious living room, a fitted kitchen and a three-piece bathroom suite. The apartment also features two balconies, one at the front and one at the rear, providing lovely views and outdoor spaces for relaxation. Additionally, an allocated parking space outside adds to the convenience of this property, making it a perfect choice for investors and homebuyers alike.

MUST BE VIEWED





- Top Floor Apartment With Front & Rear Balconies
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Off Street Parking
- Leasehold
- Close To The City Centre
- Immaculately Presented Throughout
- Must Be Viewed





ACCOMMODATION

Living Room

12'0" x 20'9" (3.67m x 6.34m)

The living room has carpeted flooring, a radiator and sliding patio doors providing access out to the balcony.

Balcony One

12'5" x 3'1" (3.80m x 0.96m)

The balcony has a stainless steel balustrade and decked flooring.

Kitchen

7'10" x 10'1" (2.39m x 3.09m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and mixer tap, an integrated oven, a gas hob with an extractor fan, vinyl flooring, space for a fridge-freezer, recessed spotlights and a single door providing access out to the balcony.

Balcony Two

3'1" x 8'7" (0.95m x 2.62m)

The balcony has a stainless steel balustrade and decked flooring.

Master Bedroom

12'4" x 11'11" (3.76m x 3.64m)

The main bedroom has carpeted flooring, a radiator, fitted floor to ceiling wardrobes and sliding patio doors leading out to a Juliet style balcony.

Bedroom Two

9'1" x 10'5" (2.77m x 3.20m)

The second bedroom has a UPVC double-glazed window, fitted floor to ceiling wardrobes, carpeted flooring and a radiator.

Bathroom

6'0" x 7'3" (1.84m x 2.22m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, a glass shower screen, a waterproof splashback, partially tiled walls, vinyl flooring, a radiator, recessed spotlights and an extractor fan.

OUTSIDE

Outside of the property is an allocated parking space.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating - Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Superfast 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)
- Phone Signal – 3G, 4G & 5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Low risk of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

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.

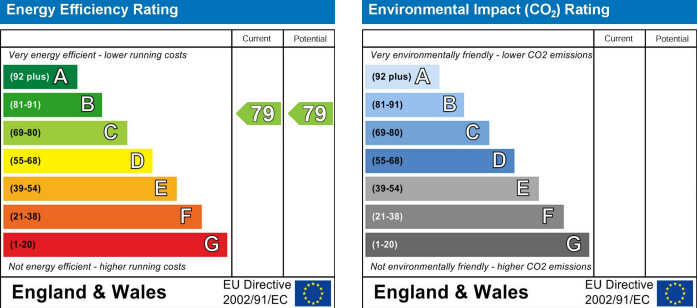
The vendor has advised the following:
Service Charge in the year marketing commenced (£PA): £2,026
Ground Rent in the year marketing commenced (£PA): £250
Property Tenure is Leasehold. Term: 125 years from 01 January 2008 - Term remaining 109 years.

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.

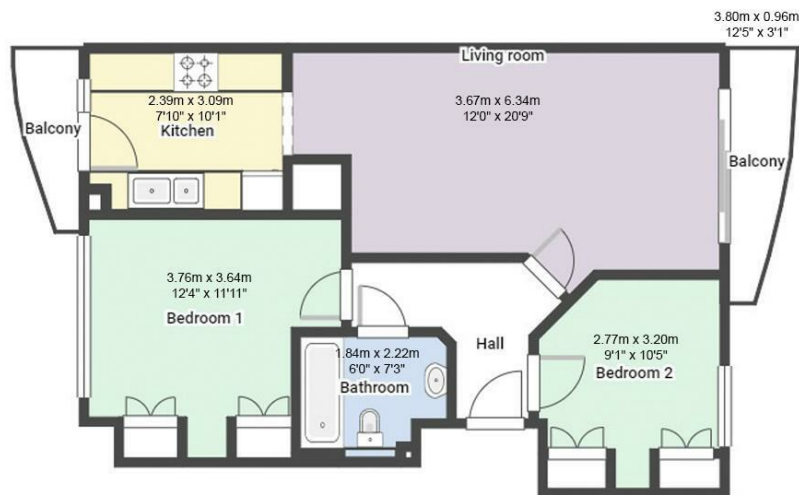
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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