

HoldenCopley

PREPARE TO BE MOVED

Trent Bridge View, Nottingham, Nottinghamshire NG2 3EY

Guide Price £160,000

Trent Bridge View, Nottingham, Nottinghamshire NG2 3EY



GUIDE PRICE £160,000 - £180,000

FIRST FLOOR APARTMENT...

This well-presented one-bedroom apartment offers spacious, open-plan living with a modern, neutral decor throughout, ideal for couples or working professionals seeking a vibrant location. Situated in the heart of Nottingham, it provides easy access to shops, eateries and City Centre transport links, all within walking distance. The interior features an inviting entrance hall, a modern fitted kitchen with integrated appliances and an open-plan living/dining area, complemented by a double bedroom and a stylish three-piece bathroom suite. Outside, there is availability for on street parking. A viewing is essential to appreciate everything this property has to offer.

MUST BE VIEWED!





- First Floor Apartment
- One Double Bedroom
- Open Plan Living
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Spacious Accommodation
- On Street Parking Available
- Sought After Location
- No Upward Chain
- Must Be Viewed



ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect laminate flooring, recessed ceiling spotlights, an in-built storage cupboard and a single door providing access into the accommodation

Kitchen/Living Area

23'6" x 12'7" max (7.17m x 3.86m max)

The kitchen has a range of fitted wall and base units with worktops, recessed spotlights, stainless steel sink with a drainer and mixer taps, integrated oven with electric hobs and an over hood extractor unit, integrated fridge/freezer, integrated dishwasher, smoke alarm, UPVC double-glazed window, space for a dining table and chairs and is open plan to the living area which has wood-effect laminate flooring and a range of UPVC double-glazed windows.

Master Bedroom

11'0" x 14'7" (3.36m x 4.46m)

The bedroom has carpeted flooring, a radiator and a UPVC double-glazed window.

Bathroom

5'6" x 7'3" (1.68m x 2.21m)

The bathroom has tiled flooring, partially tiled walls, recessed ceiling spotlights, a vanity washbasin with a mixer tap, chrome heated towel rail, low level dual flush W/C, double shower enclosure with a wall-mounted mains-fed waterfall and handheld shower fixture, and an extractor fan.

OUTSIDE

To the outside of the property is availability for street parking.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Heat Exchange Interface
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - 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.

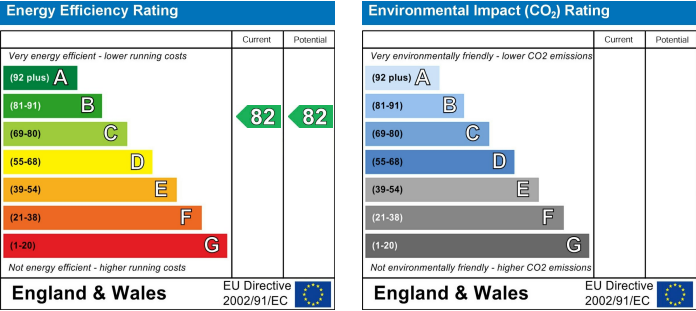
The vendor has advised the following:
Property Tenure is leasehold.
Service Charge in the year marketing commenced (£PA): £1400
Ground Rent in the year marketing commenced (£PA): £192.50
Term: 250 years from 2020 - Term remaining 245 years.

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.



Trent Bridge View, Nottingham, Nottinghamshire NG2 3EY



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.