

HoldenCopley

PREPARE TO BE MOVED

Pavilion Road, West Bridgford, Nottinghamshire NG2 5PJ

Guide Price £280,000 - £300,000

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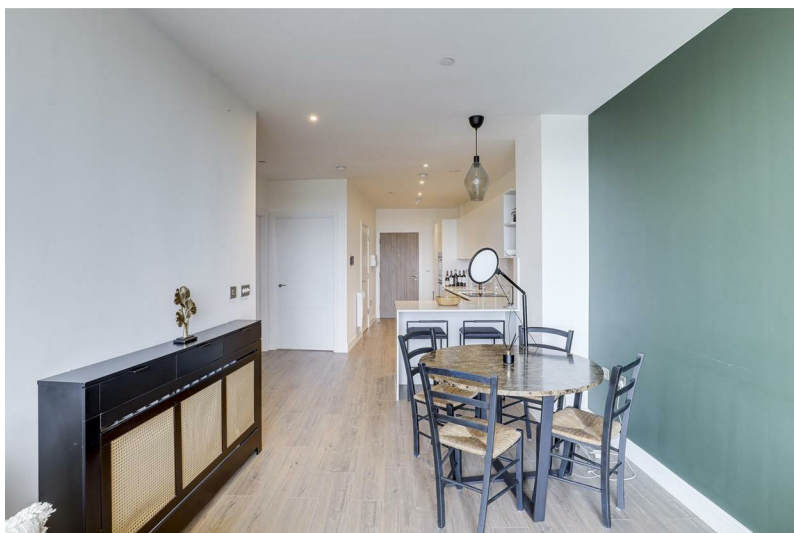


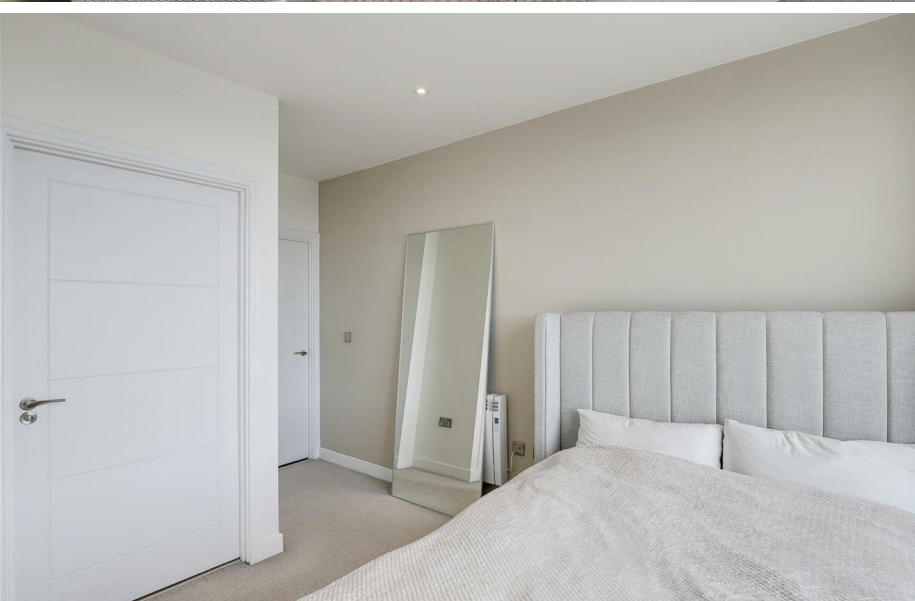
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NO UPWARD CHAIN...

Nestled in the heart of highly sought-after West Bridgford, this beautifully presented two-bedroom fourth-floor apartment offers a perfect combination of modern living and scenic surroundings. Boasting stunning views over the River Trent and set adjacent to the iconic City Ground, just moments from Trent Bridge, independent cafés, boutique shops, and excellent transport links. The apartment features a spacious open-plan living area complemented by a sleek, contemporary fitted kitchen, ideal for both relaxing and entertaining. A Juliet balcony enhances the space, providing river views that create a truly tranquil atmosphere. There are two generously sized double bedrooms, including a master suite complete with its own private en-suite bathroom. A stylish three-piece family bathroom serves the remainder of the apartment. Further benefits include a secure, allocated parking space in the car park, offering both convenience and peace of mind. This is an exceptional opportunity to secure a modern riverside home in one of Nottingham's most desirable locations.

MUST BE VIEWED!





- Fourth-Floor Luxury Apartment
- Two Double Bedrooms
- Open-Plan Reception Room
- Modern Kitchen
- Stylish En-Suite & Main Bathroom
- Secure Off-Road Parking
- Beautifully Presented Throughout
- No Upward Chain
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Open-Plan Living/Kitchen Area

35'8" max x 13'1" (10.89m max x 3.99m)

The kitchen has a range of sleek base and wall units with worktops, a splash back and a breakfast bar, an undermount stainless steel sink with draining grooves and a swan neck mixer tap, an integrated double oven, an induction hob, a wine cooler & fridge freezer, recessed spotlights, a wall-mounted electric room heater, laminate wood-effect flooring, an in-built storage cupboard and a single door providing access into the accommodation.

The living area has laminate wood-effect flooring, an electric room heater, recessed spotlights, a tray ceiling with LED lighting, a feature panelled wall and a full-height double-glazed window and door opening out to a Juliet balcony.

Master Bedroom

14'0" max x 10'4" (4.27m max x 3.16m)

The main bedroom has carpeted flooring, recessed spotlights, fitted wall-to-wall wardrobes, access to the en-suite and a full-height double-glazed window and door opening out to a Juliet balcony.

En-Suite

7'10" x 5'2" (2.40m x 1.58m)

The en-suite has a concealed low level dual flush W/C, a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, tiled walls and flooring, recessed spotlights, an extractor fan and a wall-mounted electric shaving point.

Bedroom Two

12'1" max x 9'1" (3.70m max x 2.78m)

The second bedroom has carpeted flooring, a wall-mounted electric room heater, recessed spotlights and a double-glazed window.

Bathroom

7'9" x 5'8" (2.38m x 1.74m)

The bathroom has a concealed low level dual flush W/C, a wall-mounted wash basin, a panelled bath with a shower fixture, a wall-mounted electric shaving point, a heated towel rail, tiled walls and flooring, recessed spotlights and an extractor fan.

OUTSIDE

Outside there is access to off-street secure parking and a shared outdoor terrace.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Room Heaters
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G
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): £2780.36
- Property Tenure is Leasehold. Term: 250 years from 1 December 2019
- Term remaining 244 years.

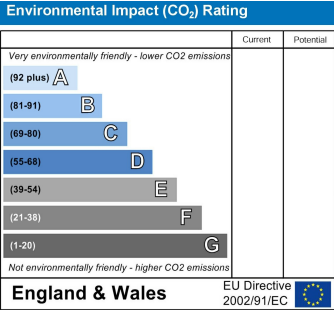
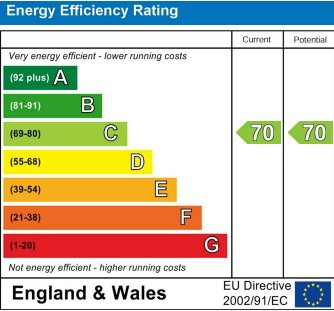
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

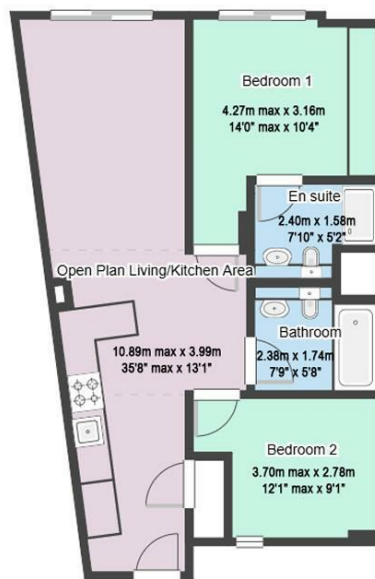
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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