

HoldenCopley

PREPARE TO BE MOVED

Express Building, Upper Parliament Street, Nottingham,

By Auction £20,000

CASH BUYERS ONLY...

Let agreed AST expires 15th June 2026 at £170PW

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.8% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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 and is being sold with tenants in situ. 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 central location.



- 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
- No Upward Chain
- Must Be Viewed

ACCOMODATION

Studio

16'3" x 9'5" (4.96 x 2.89)

The kitchen has fitted wall and base units with a rolled-edge worktop, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a ceramic hob, an extractor fan, a wall-mounted electric heater, and two UPVC double-glazed windows.



Shower Room

11'8" x 3'6" (3.56 x 1.07)

The shower room has a concealed low level dual flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower, an extractor fan, partially tiled walls, and vinyl flooring.



ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 50 Mbps (upload)

Phone Signal - Good 4G / 5G

Electricity - Mains Supply

Water - Mains Supply

Heating - Electric or Gas Central Heating - Connected to Mains Supply

Septic Tank -

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very Low

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:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (EPA): TBC

Ground Rent in the year marketing commenced (EPA): TBC

Property Tenure is Leasehold. Term: 250 years from 22 February 2018 Term remaining 243 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 1: 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.

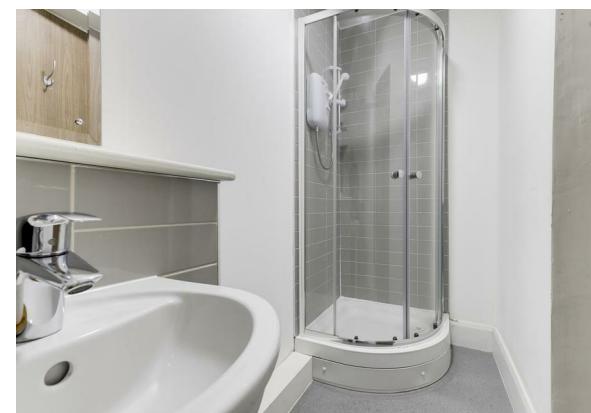
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating

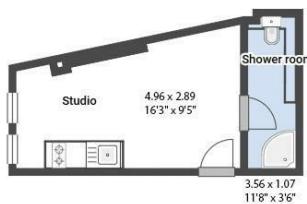
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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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