

HoldenCopley

PREPARE TO BE MOVED

Low Pavement, Nottingham, Nottinghamshire NG1 7DG

Guide Price £165,000

GUIDE PRICE - £165,000-175,000

CITY CENTRE LIVING...

This beautifully presented one-bedroom apartment is located bang in the heart of Nottingham City Centre, offering the perfect blend of modern living and unbeatable convenience. Whether you're a first-time buyer stepping onto the property ladder or a professional seeking a stylish base close to all amenities, this property ticks all the right boxes. Upon entering the property, you are welcomed by a private entrance hall with stairs rising to the accommodation. The apartment boasts an open plan kitchen/living space designed for contemporary living, complete with a sleek, modern kitchen featuring integrated appliances and ample storage. The living area is bright and airy, offering the ideal setting for relaxing or entertaining guests. A real standout feature is the dedicated alcove space – perfect for a home office, reading nook or creative studio, catering effortlessly to today's work-from-home lifestyle. The spacious double bedroom offers a peaceful retreat, while the stylish three-piece bathroom suite is finished to a high standard with modern fixtures and fittings. To complete the accommodation, there is a private balcony – a rare find in such a central location – providing a quiet outdoor spot to enjoy your morning coffee or evening glass of wine. The property couldn't be better located, with Nottingham's bustling city centre quite literally on your doorstep. From a wealth of high street shops and boutique outlets to popular bars, cafes, and renowned restaurants, everything you need is just a short stroll away. For those commuting or travelling further afield, Nottingham Train Station is nearby, offering excellent transport links across the region and beyond.

MUST BE VIEWED



- Apartment
- One Double Bedroom
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- City Center Location
- Open Plan Layout
- Excellent Transport Links
- Well-Presented Throughout
- Popular Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

10'3" x 7'3" (3.14 x 2.21)

The entrance hall has wood-effect flooring, carpeted stairs, recessed spotlights, and a single wooden door providing access into the accommodation.

Hallway

3'9" x 3'8" (1.15 x 1.12)

Kitchen/Lounge

20'6" x 13'6" (6.27 x 4.12)

The kitchen has a range of fitted base and wall units, a stainless steel sink, a integrated oven with an induction hob and extractor fan, an integrated fridge and freezer, space for a dining table, wood-effect flooring, recessed spotlights, and wood-framed double-glazed windows.

Bedroom

12'0" x 11'0" (3.67 x 3.36)

The bedroom has wood-effect flooring, access to the loft, a radiator, an in-built wardrobe with mirrored doors, recessed spotlights, and two wood-framed double-glazed windows.

Bathroom

6'11" x 6'11" (2.13 x 2.11)

The bathroom has a low level dual flush W/C, a pedestal wash basin and splashback, a panelled bath with a mains fed shower and handheld shower head, an electric shaving point, a chrome heated towel rail, partially tiled walls, wood-effect flooring, a single recessed spotlight, and wood-framed double-glazed windows.

Balcony

The balcony has external lighting, artificial grass flooring and metal fence boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Standard available - 11 Mbps (download) 1 Mbps (upload)
Phone Signal – Good 4G/5G Coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
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 D
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): £11,033.00
Ground Rent in the year marketing commenced (EPA): £250.00
Property Tenure is Leasehold, Term: 125 years from 16 January 2013 Term 113 remaining 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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