

HoldenCopley

PREPARE TO BE MOVED

25 Lenton Avenue, The Park, Nottinghamshire NG7 1DX

Guide Price £280,000 - £300,000

25 Lenton Avenue, The Park, Nottinghamshire NG7 IDX



GUIDE PRICE £280,000 - £290,0000

LOCATION, LOCATION, LOCATION...

Situated within a stunning Victorian period property in the heart of The Park Conservation Area, this two-bedroom ground floor duplex apartment offers a rare opportunity to acquire a characterful and beautifully presented home, boasting generous accommodation set across two floors. Bursting with charm, this apartment seamlessly blends classic architectural features with modern finishes, including luxury flooring, high ceilings, and large sash windows that flood the space with natural light. Internally, the ground floor comprises an inviting entrance hall, a hallway with a fixed feature window, a bright and spacious living room, and a modern fitted kitchen – all presented to an exceptional standard. The lower ground floor hosts two well-proportioned double bedrooms, both serviced by a stylish three-piece bathroom suite. Externally, the property benefits from access to beautifully maintained communal gardens and an allocated parking space, offering practicality alongside elegance. Located in one of Nottingham's most sought-after areas, The Park offers a unique blend of historic charm and modern convenience, with tree-lined streets, prestigious architecture, and easy access to the City Centre, local amenities, and excellent transport links – making this property ideal for a range of buyers.

MUST BE VIEWED





- Two-Storey Apartment
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- High Ceilings
- Original Features
- Beautiful Communal Gardens
- Off-Street Parking
- Popular Location





GROUND FLOOR

Entrance Hall

6'4" x 4'8" (1.94 x 1.43)

The entrance hall has carpeted flooring, a radiator, recessed spotlights, and a single wooden door that provides access to the accommodation.

Hallway

8'11" x 4'11" (2.74 x 1.52)

The hallway has carpeted flooring, recessed spotlights, and a fixed mixed-grid feature window.

Living Room

14'0" x 12'3" (4.29 x 3.75)

The living room has herringbone Amtico flooring, two radiators, a TV point, a timber double-glazed window with fixed blinds to the side elevation, and open access to the kitchen.

Kitchen

20'1" x 8'5" (6.14 x 2.57)

The kitchen features fitted Shaker-style base and wall units with granite worktops, an undermount sink and a half with a boiling water tap and macerator, and an integrated pyrolytic oven with a gas hob, extractor fan, and tiled splashback. Additional integrated appliances include a dishwasher and a washer dryer. There is space for both a dining table and a desk, along with a radiator, herringbone Amtico flooring, recessed spotlights, and two timber double-glazed windows with fixed blinds to the side and rear elevations.

BASEMENT

Hallway

5'11" x 2'8" (1.82 x 0.82)

The hallway has carpeted flooring, a radiator, and provides access to the basement-level accommodation.

Master Bedroom

10'3" x 12'1" (3.12m x 3.68m)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes, and a timber double-glazed window with fitted blinds to the side elevation.

Bedroom Two

12'2" x 9'7" (3.73 x 2.93)

The second bedroom has carpeted flooring, a radiator, and a timber double-glazed window with fitted blinds to the rear elevation.

Bathroom

12'7" x 5'6" (3.85 x 1.69)

The bathroom features a low-level flush WC, a Burlington pedestal wash basin, a panelled bath with a mains-fed overhead rainfall shower and handheld shower head, a chrome heated vertical towel rail, an extractor fan, a built-in cupboard, partially tiled walls, and vinyl flooring.

OUTSIDE

The property benefits from well-maintained communal gardens and an allocated parking space. Residents also have a permit for on-street parking, with additional permits available upon request from The Park Estate Office.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Superfast available - 55 Mbps (download) 16 Mbps (upload)
- Phone Signal – Good 4G/5G
- 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:

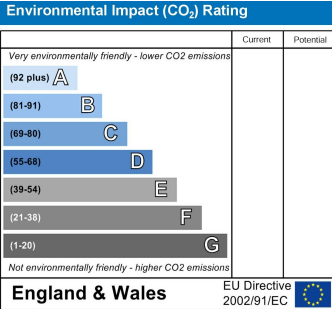
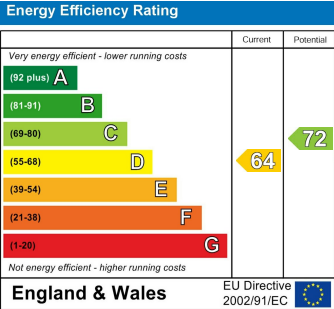
- Property Tenure is Leasehold
- Service Charge in the year marketing commenced (£PA): £1,656.00
- Ground Rent in the year marketing commenced (£PA) :£50.00
- Property Tenure is Leasehold. Term: 999 years from 1 January 2003 Term remaining 977 years.

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.

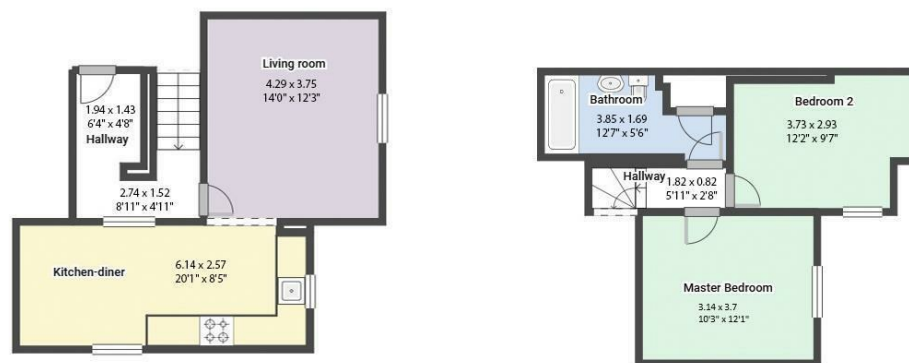
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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