

HoldenCopley

PREPARE TO BE MOVED

Canal Street, Nottingham, Nottinghamshire NG1 7HW

Guide Price £110,000 - £130,000

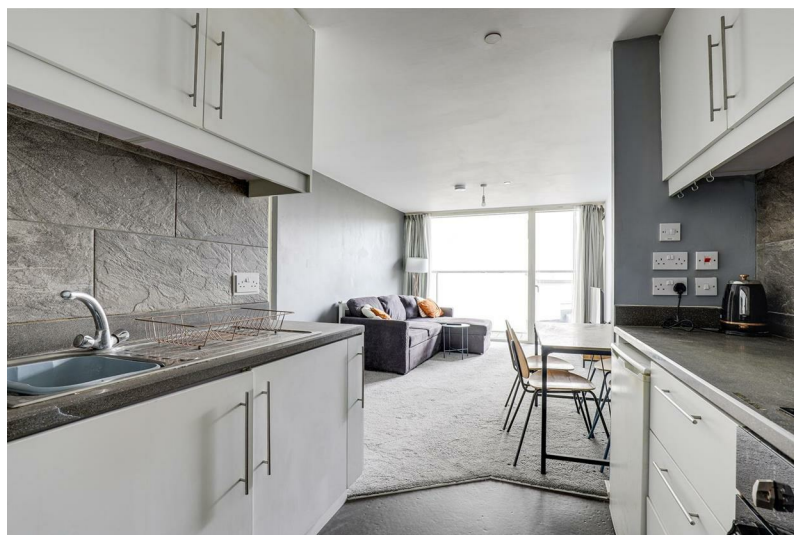
GUIDE PRICE: £110,000-£120,000

CANAL-SIDE LIVING IN NOTTINGHAM CITY CENTRE...

Situated on the first floor of a popular waterside development, this well-presented one-bedroom apartment enjoys picturesque views over the canal and is offered to the market with no upward chain. Move-in ready, it's an ideal choice for first-time buyers, professionals, or investors seeking a prime city location. Perfectly placed in the heart of Nottingham, the property provides instant access to a wide range of shops, bars, restaurants, and excellent transport links—making it the perfect base for vibrant city living. The internal layout comprises an entrance hall leading to a modern fitted kitchen, open plan to a bright and airy living area. Full-height windows allow plenty of natural light, while sliding doors open onto a private decked balcony, where you can relax and enjoy the waterside outlook. A spacious double bedroom, a contemporary bathroom, and handy storage cupboards complete the accommodation. With its sought-after position, stylish interior, and canal-side setting, this apartment offers a rare opportunity to secure city centre living at its finest.

Investment potential: the seller has been advised the apartment could achieve circa £900pcm if let, while the secure allocated parking space (located on floor -2 of the basement) has previously been rented separately for £100pcm. Combined with the benefit of no chain, this makes the property an especially attractive proposition for buy-to-let investors.

MUST BE VIEWED



- First Floor Apartment
- Canal Side Views With Decked Balcony
- Double Bedroom
- Open Plan Living
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Enviroenergy Heating System
- Allocated Parking Space
- Great Investment Opportunity
- Excellent Transport Links

ACCOMMODATION

Entrance Hall
5'2" x 3'1" (1.58m x 0.94m)
The entrance hall has wood-effect flooring, an in-built cupboard, and a door providing access into the accommodation.

Living Room
11'2" x 16'3" (3.41m x 4.96m)
The living room has carpeted flooring, a radiator, space for a dining table, a UPVC double-glazed window, and a UPVC door opening out onto the balcony.

Kitchen
7'9" x 6'9" (2.38m x 2.07m)
The kitchen has a range of fitted base and wall units, a stainless steel sink, an integrated oven with a ceramic hob and extractor fan, an under-counter fridge and freezer, vinyl flooring, partially tiled walls, and recessed spotlights.

Bedroom
9'1" x 11'9" (2.79m x 3.60m)
The bedroom has carpeted flooring, a radiator, a UPVC double-glazed window, and a UPVC door opening out onto the balcony.

Bathroom
The bathroom has a concealed low level flush W/C, a pedestal wash basin, a panelled bath with a mains fed shower and handheld shower head, an electric shaving point, an extractor fan, tile-effect flooring, and partially tiled walls.

OUTSIDE

ADDITIONAL INFORMATION
Broadband Networks – Openreach, Virgin Media
Broadband Speed – Ultrafast available - 1800 Mbps (download) 220 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 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.

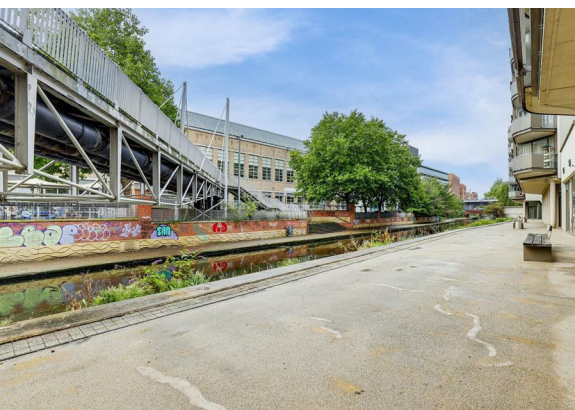
The vendor has advised the following:
Property Tenure is Leasehold
Service Charge in the year marketing commenced (EPA): £2,230.79
Ground Rent in the year marketing commenced (EPA): £337.00
Property Tenure is Leasehold. 125 years from 1 April 2009 Term remaining 109 years.

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. Z: 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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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.