

HoldenCopley

PREPARE TO BE MOVED

Trent Bridge View, Meadow Lane, Nottinghamshire NG2 3EZ

Guide Price £375,000

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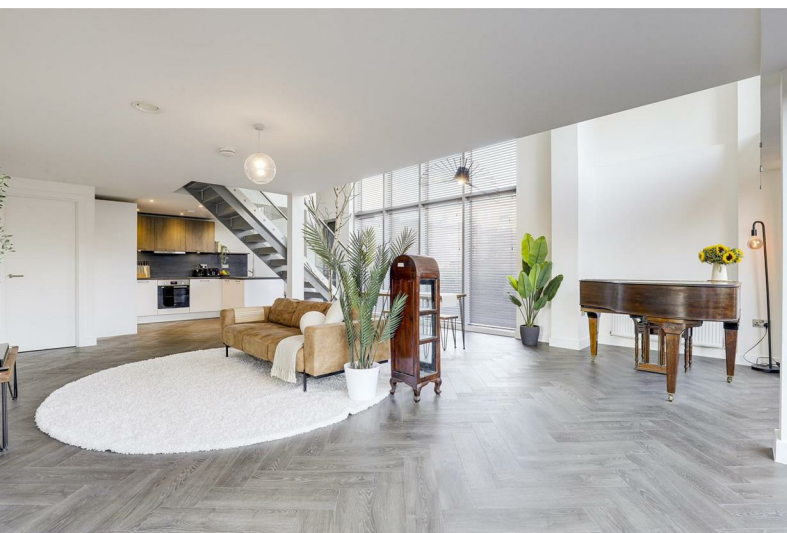


GUIDE PRICE £375,000 - £400,000

NO UPWARD CHAIN...

This beautifully presented two-bedroom ground floor apartment, spread over two levels, offers an exceptional opportunity for modern, stylish living with the added advantage of no upward chain. Positioned in a highly sought-after location on the banks of the River Trent, the property enjoys a peaceful setting while remaining within easy reach of the lively centre of West Bridgford, where a wealth of shops, restaurants, and leisure facilities are on offer. The City Centre and Nottingham's universities are just a short distance away, and excellent transport links, including direct train services to London from Nottingham or East Midlands Parkway, make commuting straightforward. The property also falls within the catchment areas of well-regarded local schools. Internally, the ground floor comprises an inviting entrance hall leading into a spacious kitchen-living room, featuring full-height windows that flood the space with natural light, and a contemporary fitted kitchen complete with integrated appliances. A convenient W/C completes the ground floor. Ascending the elegant open staircase, the first floor reveals two generously proportioned double bedrooms, each benefitting from their own en-suite facilities, providing privacy and comfort. Externally, the property features an allocated parking space and an electric vehicle charging point, catering to modern lifestyle needs while adding an extra layer of convenience.

MUST BE VIEWED





- Two Storey Apartment
- Two Bedrooms
- Spacious Open Plan Living
- Ample Storage
- Two En-suites & Ground Floor W/C
- Electric Vehicle Charging Point
- Off-Street Parking
- No Upward Chain
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has Herringbone-style flooring, a singular recessed spotlight, and a door providing access into the accommodation.

Store Room

10'9" x 3'5" (3.30m x 1.06m)

The store room has a radiator, a wall-mounted heat interface unit, and Herringbone flooring.

W/C

3'4" x 7'4" (1.04m x 2.25m)

This space has a concealed dual flush W/C, a wall-mounted wash basin, a chrome heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and wood-effect flooring.

Kitchen Living Room

31'5" x 24'10" max (9.60m x 7.58m max)

The kitchen living room has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor hood, an integrated dishwasher and washing machine, an integrated fridge freezer, recessed spotlights, two radiators, a TV point, Herringbone-style flooring, UPVC double glazed window, two UPVC doors opening out to the rear of the property

Store Room

8'1" x 3'1" (2.47m x 0.95m)

The store room has lighting, electrics, and Herringbone-style flooring.

FIRST FLOOR

Landing

3'5" x 8'11" (1.06m x 2.73m)

The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Bedroom One

18'2" x 14'9" max (5.56m x 4.52m max)

The first bedroom has a range of full height UPVC double glazed windows, an in-built double cupboard, a radiator, carpeted flooring, and access to the en-suite.

En-Suite

5'8" x 9'1" (1.74m x 2.78m)

The en-suite has a concealed dual flush W/C, a wall-mounted wash basin, a double shower enclosure with a wall-mounted rainfall and handheld shower fixture, a shaver socket, a chrome heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

Bedroom Two

9'1" x 12'4" (2.77m x 3.78m)

The first bedroom has full height UPVC double glazed windows, a radiator, carpeted flooring, and access to the en-suite.

En-Suite

5'8" x 9'1" (1.74m x 2.79m)

The en-suite has a concealed dual flush W/C, a wall-mounted wash basin, a double shower enclosure with a wall-mounted rainfall and handheld shower fixture, a shaver socket, a chrome heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

OUTSIDE

To the outside of the property is an electrical vehicle charging point, and an allocated parking space.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps
- 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

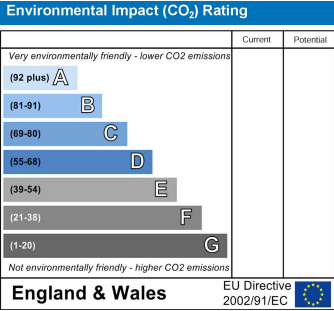
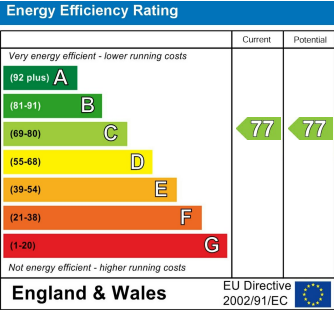
DISCLAIMER

Council Tax Band Rating - 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): £3,184.64
Ground Rent in the year marketing commenced (£PA): N/A
Property Tenure is Leasehold. Term : 250 years from 1 January 2020 Term remaining 245 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.
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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.

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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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