

HoldenCopley

PREPARE TO BE MOVED

Melton Road, West Bridgford, Nottinghamshire NG2 7NF

Guide Price £130,000 - £140,000

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NO UPWARD CHAIN...

This two-bedroom second floor apartment enjoys a prime position in one of Nottingham's most desirable residential areas. Perfectly located, it offers easy access to the heart of West Bridgford, where a vibrant mix of shops, cafés, restaurants and local amenities can be found, while also being within convenient reach of Nottingham city centre and the city's universities. Excellent transport links make it ideal for commuters, with nearby connections to regional and national road networks and a direct train service to London from both Nottingham Station and East Midlands Parkway. The property itself has been tastefully modernised throughout, creating a stylish and comfortable home that would suit both first-time buyers and investors. Inside, the accommodation includes a welcoming entrance hall, access to a communal storage cellar, a bright and spacious living room, a modern fitted kitchen and a contemporary bathroom. There are also two well-proportioned bedrooms, each offering ample space and natural light. Outside, the property benefits from private, allocated off-road parking, adding further convenience.

MUST BE VIEWED





- Second Floor Apartment
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Allocated Parking
- Close To Local Amenities
- Great First Time Buy
- No Upward Chain
- Leasehold





ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, a wall mounted radiator, a wall mounted consumer unit and provides access into the accommodation

Living Room

13'3" x 10'2" (4.06m x 3.10m)

The living room has carpeted flooring, a wall mounted radiator, a TV point and a UPVC double glazed window to the side elevation

Kitchen

8'10" x 4'9" (2.71m x 1.47m)

The kitchen has a range of fitted wall and base units with worktops, an integrated oven with a gas hob and extractor, a stainless steel sink with mixer taps and a drainer, an integrated fridge, recessed spotlights and a UPVC double glazed window to the side elevation

Master Bedroom

11'10" x 7'11" (3.61m x 2.43m)

The master bedroom has carpeted flooring, a wall mounted radiator and two Velux windows to the front elevation

Bedroom Two

11'9" x 7'3" (3.59m x 2.23m)

The second bedroom has carpeted flooring, a wall mounted radiator and a Velux window to the rear elevation

Bathroom

7'3" x 5'4" (2.21m x 1.64m)

The bathroom has tiled flooring, a low level flush W/C, a pedestal wash basin, a shower enclosure, partially tiled walls, a chrome heated towel rail, an extractor fan and recessed spotlights

OUTSIDE

Outside provides off road private allocated parking

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 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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 - Rushcliffe Borough 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 Leashold
Service Charge in the year marketing commenced : £1,139.40
Ground Rent in the year marketing commenced : £350
Property Tenure is Leasehold. Term : 125 years from 20th May 2016
Term remaining 115 years.

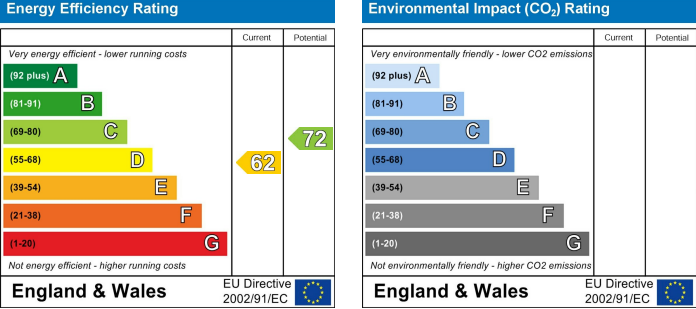
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

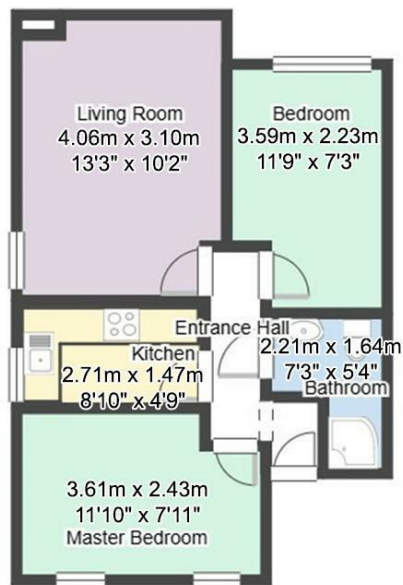
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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