

HoldenCopley

PREPARE TO BE MOVED

Lenton Avenue, The Park, Nottinghamshire NG7 IDX

Guide Price £650,000 - £665,000

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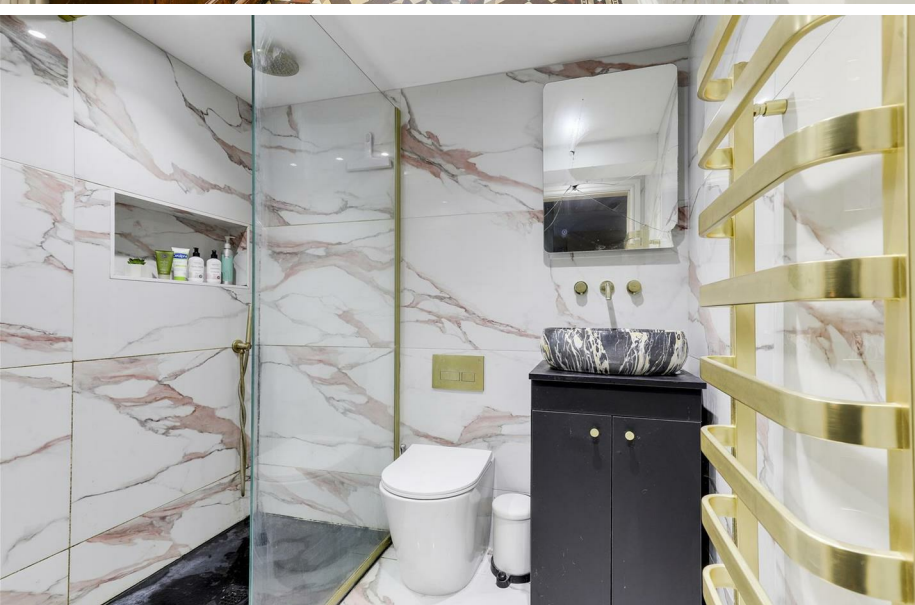
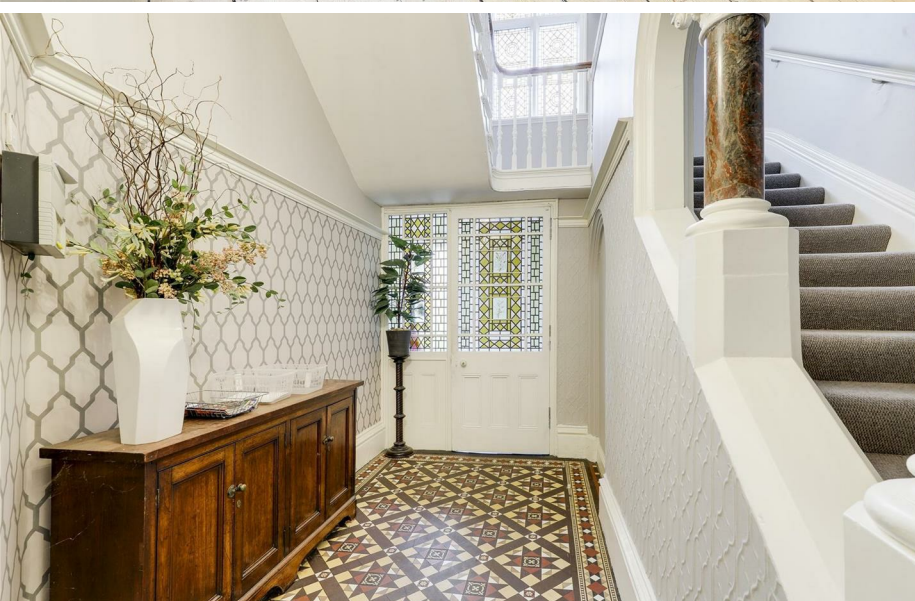
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LOCATION, LOCATION, LOCATION...

Set within a striking Victorian period property in the heart of The Park Conservation Area, this ground floor duplex offers a rare opportunity to acquire a character-filled and beautifully presented home, spread over two generous floors. Combining period charm with contemporary touches, the apartment features high ceilings, large sash windows, and luxury flooring throughout, creating a bright and inviting living environment. On the ground floor, the accommodation begins with a family room opening into a spacious living area, both of which enjoy direct access to the garden. The living room is enhanced by original floorboards and a feature fireplace, while the modern fitted kitchen, complete with double French doors, flows seamlessly into the dining room. Two double bedrooms, each with en-suite facilities, complete this level. Descending to the lower floor, the master suite benefits from a dressing room and en-suite, providing a private retreat. Externally, the property enjoys beautifully maintained communal gardens and the added convenience of a double garage. Situated in one of Nottingham's most desirable addresses, The Park combines historic elegance with modern living. Tree-lined streets, impressive architecture, and proximity to the city centre, local amenities, and excellent transport links make this property a perfect choice for those seeking both style and practicality.

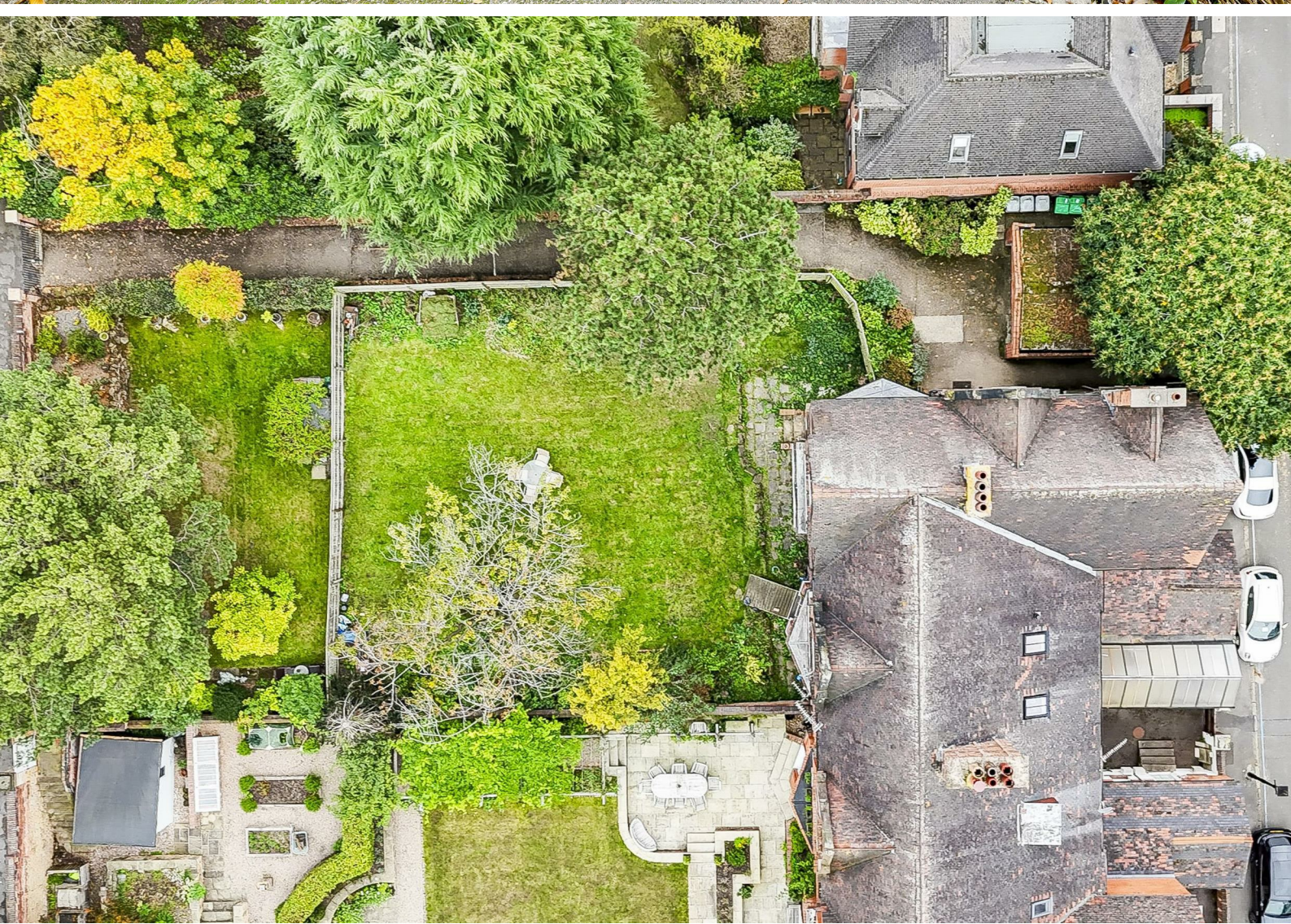
MUST BE VIEWED





- Duplex Apartment
- Three Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Three En-Suites
- Dressing Room To The Master Bedroom
- Garage
- Leasehold
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Hallway

The hallway features a combination of tiled and carpeted flooring, a radiator, and provides access to the rest of the accommodation

Family Room

21'3" x 17'8" (6.49 x 5.39)

The family room features four sash windows, a door leading to the garden, decorative ceiling coving, and a ceiling rose. It also includes a TV point, two column radiators, original floorboards, and provides access into the living room.

Living Room

19'9" x 19'0" (6.04 x 5.80)

The living room features a sash window, two column radiators, and a decorative fire surround. There's a TV point, coving along the ceiling, and a ceiling rose, complementing the room's original floorboards. A door provides direct access to the garden.

Kitchen

15'3" x 14'11" (4.66 x 4.55)

The kitchen features a range of fitted base and wall units topped with solid oak work surfaces. It includes a Belfast sink with a swan-neck mixer tap, and a chimney breast alcove housing a range cooker. Additional features include a radiator, tiled splashback and flooring, and double French doors leading into the dining room

Dining Room

20'11" x 8'7" (6.39 x 2.64)

The dining room has windows and a glass roof, a radiator, tiled flooring, and a door providing access to the garden.

Bedroom Two

15'1" x 11'10" (4.60 x 3.63)

The second bedroom has UPVC double glazed windows, a radiator, a picture rail, coving to the ceiling, an original feature fireplace, original wood flooring, and access into the en-suite.

En-Suite

7'5" x 5'1" (2.27 x 1.56)

The en-suite has an obscure window, a concealed dual flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture with waterproof boarding, an extractor fan, a heated towel rail, recessed spotlights, and tiled flooring.

Bedroom Three

16'7" x 11'9" (5.08 x 3.60)

The third bedroom has two UPVC double glazed windows, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

8'7" x 6'0" (2.62 x 1.83)

The en-suite has an obscure window, a concealed dual flush W/C, a wall-mounted wash basin, a panelled bath with central taps and a handheld shower fixture and shower screen, an extractor fan, recessed spotlights, a heated twoel rail, partially tiled walls, and tiled flooring.

LOWER GROUND FLOOR

Hallway

The hallway has carpeted stairs, and access to the lower ground floor.

Master Bedroom

15'7" x 12'11" (4.77 x 3.95)

The main bedroom has carpeted flooring, two Vertical radiators, double French doors opening to the garden, and access into the en-suite.

En-Suite

6'5" x 5'2" (1.96 x 1.58)

The en-suite features a concealed dual-flush WC, a countertop wash basin with a wall-mounted mixer tap, and a walk-in shower with a ceiling-mounted rainfall showerhead. It also includes a heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring throughout

Dressing Room

9'11" x 4'8" (3.03 x 1.43)

The dressing room has a UPVC double glazed window, recessed spotlights, ample hanging space, and carpeted flooring.

OUTSIDE

Outside the property, there are communal areas, mainly laid to lawn, along with a patio seating area and access to a double garage.

Double Garage

15'10" x 14'10" (4.84 x 4.53)

The double garage has ample storage, and an up-and-over door opening to the driveway.

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 1000Mbps and Upload Speed 100Mbps

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 -Nottingham City Council - Band E

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

Rent Charge in the year marketing commenced (£PA): £1872.67

Property Tenure is Leasehold. Term : 999 years from 31ST January 2019 Term remaining

993 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.

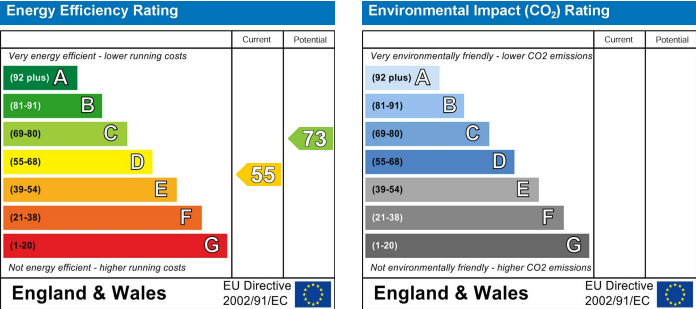
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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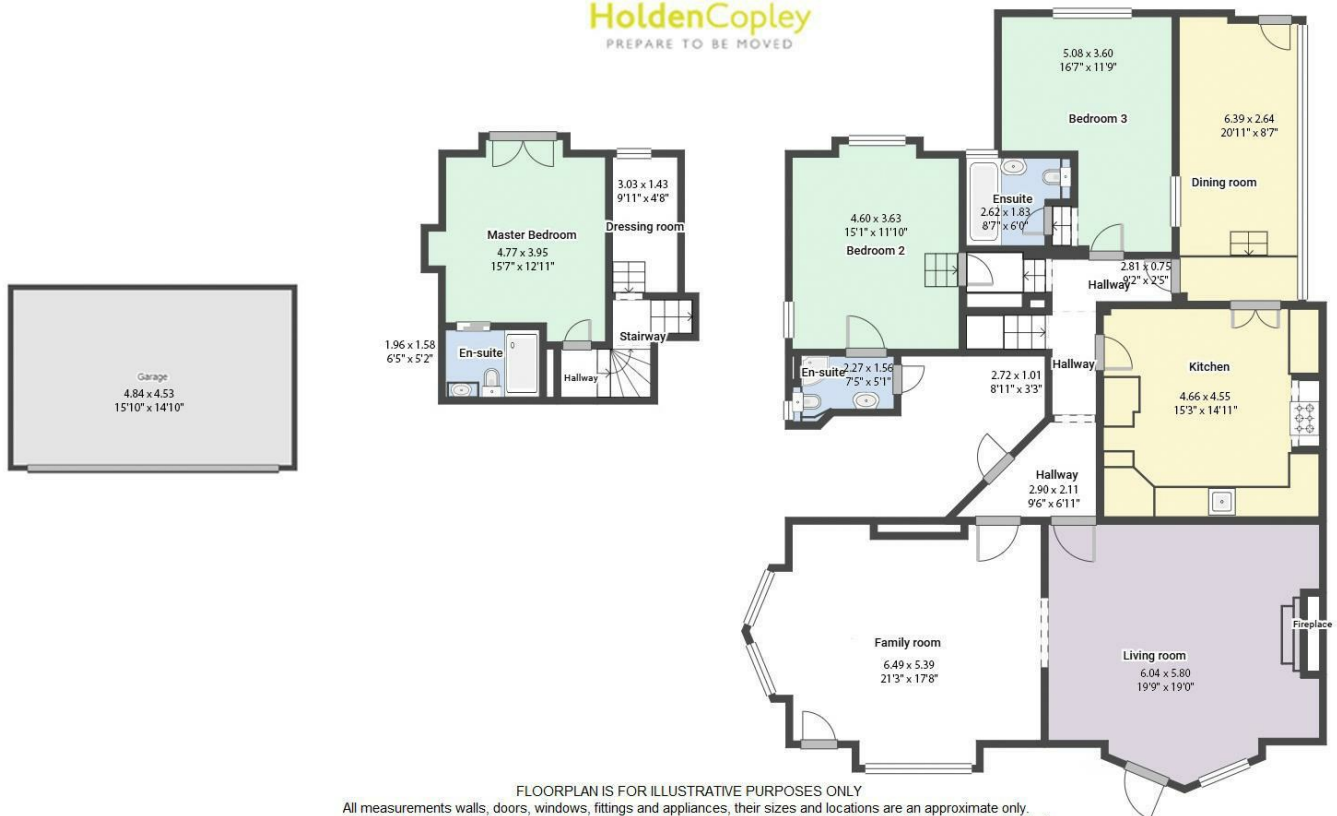
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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