

HoldenCopley

PREPARE TO BE MOVED

Clarendon Street, Nottingham, Nottinghamshire NG1 5HR

Guide Price £200,000 - £240,000

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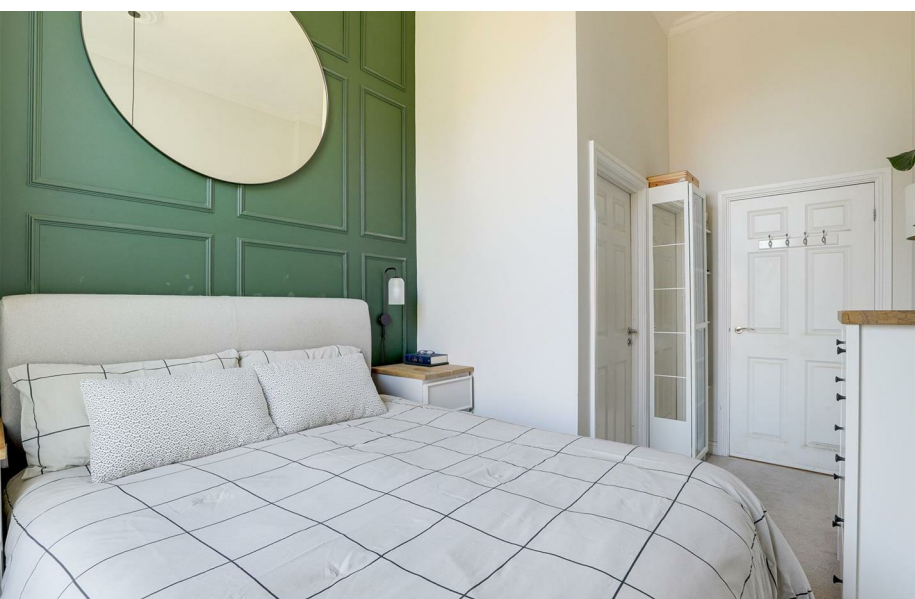
GUIDE PRICE - £200,000 - £220,000

BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT WITH ORIGINAL FEATURES...

This stunning two-bedroom ground-floor apartment, once part of a grand Georgian house, has been beautifully renovated throughout while retaining its historic charm. Boasting an impressive ceiling height of 3.50m, the property offers a sense of space and elegance, making it perfect for anyone looking to move straight in. Ideally situated in the city centre, it benefits from close proximity to shops, excellent transport links, and highly regarded school catchments. It is also just a short walk from the picturesque Arboretum and the eclectic bars, bakeries, and coffee shops of Derby Road, and less than a mile from the train station. The accommodation comprises an entrance hall, a convenient W/C with plumbing for a shower cubicle, and a brand-new Howdens fitted kitchen with top-of-the-range integrated appliances, all less than two years old. This modern kitchen seamlessly flows into the open-plan living area, creating a stylish and functional space. The room is further enhanced by two sets of arched French double doors, providing direct access to the shared terrace and allowing for plenty of natural light. There are two generously sized double bedrooms, with the master featuring a private en-suite. Externally, the property enjoys shared lawned gardens to the front, while the rear boasts a block-paved communal terrace with a feature fountain, offering a peaceful outdoor retreat. Additionally, a secure gated car park provides the convenience of an allocated parking space. Combining period charm with contemporary living, this exceptional apartment presents a rare opportunity for city-centre living at its finest.

MUST BE VIEWED





- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Living Room With A Modern Fitted Kitchen Featuring Integrated Appliances
- Contemporary En-Suite & Seperate W/C
- Low Maintenance Shared Rear Terrace
- Gated Car Park With An Allocated Parking Space
- Original Features Throughout
- City Centre Location
- Beautifully Presented
- Must Be Viewed





ACCOMMODATION

Entrance Hall

5*0" x 6*3" (1.54m x 1.92m)

The entrance hall has engineered wood parquet flooring, a radiator, fitted cupboards, a ceiling rose and a single wooden door providing access into the accommodation.

W/C

3*5" x 6*6" (1.06m x 2.00m)

This space has a low level flush WC, a countertop wash basin with fitted storage, plumbing for a shower cubicle, engineered wood parquet flooring, tiled walls, a heated towel rail, a built-in cupboard and recessed spotlights.

Kitchen/Living Room

15*8" x 17*11" (4.80m x 5.48m)

The kitchen/living room has a range of fitted matte handleless base and wall units with worktops and integrated under cabinet lighting, an integrated Zanussi fan oven, a Neff microwave, a Hoover washer-dryer, a Lamona dishwasher, a Lamona gas hob with an extractor fan, a sink with a drainer and a swan neck mixer tap, a kitchen island with a wood-effect worktop and storage, engineered wood parquet flooring, two radiators, a partially tiled wall, a panelled feature wall, coving to the ceiling, recessed spotlights, two ceiling roses and two sets of arched French double doors with custom made curtains providing access out to the terrace.

Master Bedroom

14*2" x 9*1" (4.32m x 2.78m)

The main bedroom has an arched double-glazed sash window to the front elevation, carpeted flooring, a radiator, a panelled feature wall, coving to the ceiling, a ceiling rose and access into the en-suite.

Bedroom Two

14*0" x 8*11" (4.28m x 2.72m)

The second bedroom has an arched double-glazed sash window to the front elevation, carpeted flooring, a radiator, a panelled feature wall and wall-mounted light fixtures.

En-Suite

7*6" x 5*3" (2.29m x 1.61m)

The en-suite has a low level flush W/C, a pedestal wash basin with fitted storage, a fitted panelled bath with a mains-fed shower and a glass shower screen, vinyl parquet-effect flooring, a heated towel rail, tiled walls, recessed spotlights and an extractor fan.

OUTSIDE

Outside to the front is a single iron gate with steps leading up to a lawned garden with mature shrubs and the front door. To the rear is a shared block paved terrace, mature shrubs and a feature fountain. Additionally there is a secure gated carpark with an allocated parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 136 Mbps (Highest available download speed)

20 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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): £2,665.56

Ground Rent in the year marketing commenced (£PA): £149.07

Property Tenure is Leasehold. Term: 999 years from 01 March 2005 Term remaining 979 years.

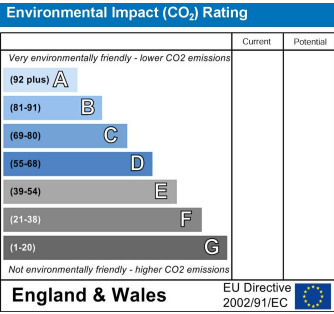
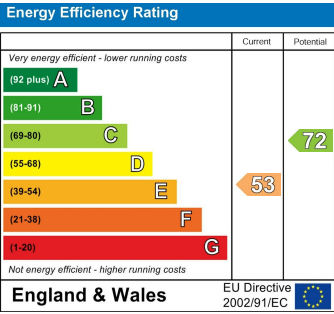
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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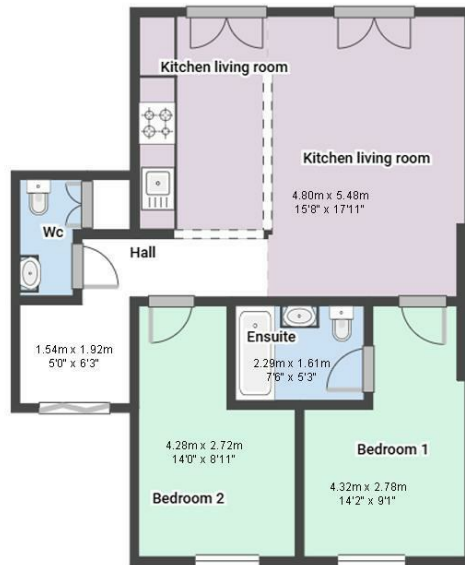
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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

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