

HoldenCopley

PREPARE TO BE MOVED

Carlton Road, Sneinton, Nottinghamshire NG3 2BB

Guide Price £115,000 - £125,000

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WELL-PRESENTED APARTMENT...

Welcome to this delightful second-floor apartment, boasting a perfect blend of comfort and style. As you step into the inviting entrance hall, you'll immediately sense the warmth and character of this well-maintained property. The spacious living room seamlessly integrates with the modern fitted kitchen, creating an open-plan layout that is perfect for both relaxation and entertaining. Ample space is available for a dining table, providing the ideal setting for intimate meals or lively gatherings. The two bedrooms offer tranquil retreats, each with its own unique charm and ample natural light. The three-piece bathroom suite adds a touch of luxury to everyday living. Outside, convenience is at your fingertips with an allocated parking space ensuring hassle-free arrivals and departures. Situated in Sneinton, the property benefits from its desirable location, providing easy access to a range of local amenities, schools and transportation links. The vibrant city centre is within close proximity, offering an abundance of shopping, dining and entertainment options. Don't miss the opportunity to make this apartment your new home.

MUST BE VIEWED



- Second Floor Apartment
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Stylish Three-Piece Bathroom Suite
- An Allocated Parking Space
- Well-Presented Throughout
- Leasehold
- Popular Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has laminate flooring, a wall-mounted heater, a wall-mounted intercom system, recessed spotlights and a single door providing access into the accommodation

Kitchen/Living Area

23'0" x 14'7" into bays (7.03m x 4.47m into bays)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, a wall-mounted heater, laminate flooring, a UPVC double glazed window and is open plan to the living area which also has laminate flooring, a TV point, two wall-mounted heaters, recessed spotlights and a UPVC double glazed window

Bedroom One

11'4" x 9'10" (3.47m x 3.00m)

The main bedroom has laminate flooring, recessed spotlights and a UPVC double glazed window

Bedroom Two

11'3" x 7'11" (3.45m x 2.43m)

The second bedroom has laminate flooring, recessed spotlights and a UPVC double glazed window

Bathroom

7'10" x 6'0" (2.39m x 1.83m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a shower screen, a heated towel rail, partially tiled walls, laminate flooring and a UPVC double glazed obscure window

OUTSIDE

Outside there is an allocated off-road parking space

ADDITIONAL INFORMATION

Council Tax: £96

The property is connected to the mains water supply. Water Rates: £40.99.

The property is not connected to the mains gas supply.

The property is connected to the mains electricity supply. Electric: £87.85.

The property doesn't have a septic tank.

The property isn't in a high-risk flood area.

The property has not flooded in the past 5 years.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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:

Service Charge in the year marketing commenced (EPA): £550

Ground Rent in the year marketing commenced (EPA): £250

Property Tenure is Leasehold. Term : 999 years from 31 March 2018 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.

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.

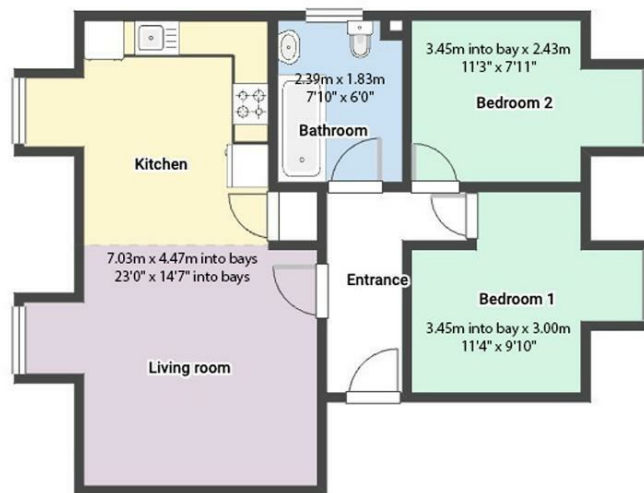
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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