

# HoldenCopley

PREPARE TO BE MOVED

Newark Crescent, Sneinton, Nottinghamshire NG2 4NZ

---

**Guide Price £105,000**



Newark Crescent, Sneinton, Nottinghamshire NG2 4NZ





GUIDE PRICE: £105,000 - £125,000

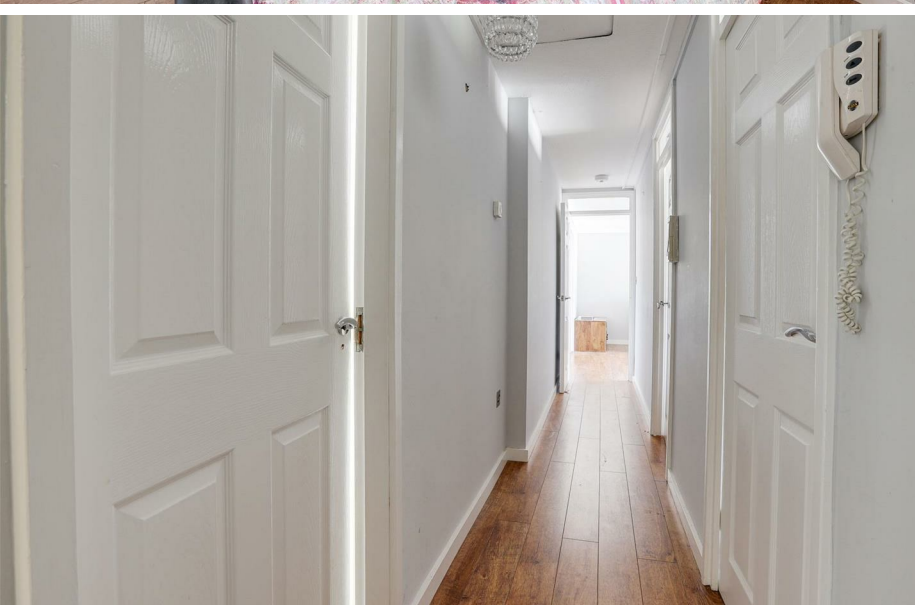
NO UPWARD CHAIN...

This well-presented, recently re-decorated two-bedroom second-floor apartment is offered to the market with no upward chain, making it move-in ready or an excellent investment opportunity. Situated in a highly convenient location, just a short walk from Nottingham City Centre, the Universities, QMC, and excellent commuting links, it also benefits from proximity to local amenities, eateries, and a variety of shops. Internally, the accommodation comprises an inviting entrance hall, a spacious living room featuring a modern fireplace, a newly fitted kitchen, two double bedrooms, and a stylish shower suite. Externally, the property offers permit parking for two cars and outdoor storage, enhancing both convenience and practicality.

MUST BE VIEWED







- Second Floor Apartment
- Two Double Bedrooms
- Spacious Living Room
- Newly Fitted Modern Kitchen
- New Wooden Flooring
- Shower Suite
- Re-Decorated Throughout
- Permit Parking For Two Cars
- Outdoor Store Space
- Convenient Location









## ACCOMMODATION

### Entrance Hall

4'4" max x 19'10" (1.33m max x 6.06)

The entrance hall has wooden flooring, an in-built cupboard, a wall-mounted security intercom system, and a single UPVC door with a obscure panelled window providing access into the accommodation.

### Living Room

11'8" x 16'0" (3.56m x 4.88m)

The living room has wooden flooring, a UPVC double-glazed window, a radiator, coving to the ceiling, a feature fireplace with a modern surround, and two bi-folding doors leading into the kitchen.

### Kitchen

18'0" x 7'6" (5.49m x 2.29m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a mixer tap and drainer, an integrated double oven with an electric hob, angled extractor fan and splashback, spac for an American-style fridge freezer, wooden flooring, a radiator, and a UPVC double-glazed window.

### Bedroom One

13'0" x 9'10" (3.96m x 3.00m )

The first bedroom has a UPVC double-glazed window, wooden flooring, and a radiator.

### Bedroom Two

9'9" x 13'0" (2.97m x 3.96m)

The second bedroom has a UPVC double-glazed window, wooden flooring, and a radiator.

### Shower Room

7'0" x 10'5" max (2.13m x 3.18m max)

This space has a low level dual flush W/C, a wash basin, a shower enclosure, tiled flooring, partially tiled walls, recessed storage alcove, and a UPVC double-glazed obscure window.

## OUTSIDE

The property benefits from permit parking for two cars.

### Outdoor Storage

6'7" x 2'8" (2.02m x 0.83m)

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Mostly 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Medium risk for surface water / very low risk for rivers & the sea

Non-Standard Construction – TBC

Any Legal Restrictions – TBC

Other Material Issues – TBC

## 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 (£PA): £759.53

Ground Rent in the year marketing commenced (£PA): £10

Property Tenure is Leasehold. Term: 125 years from 29th September 1982

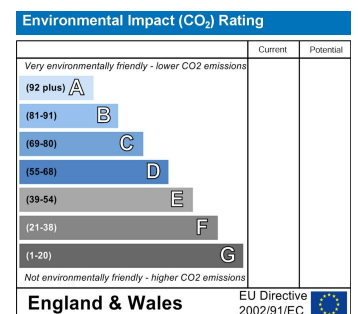
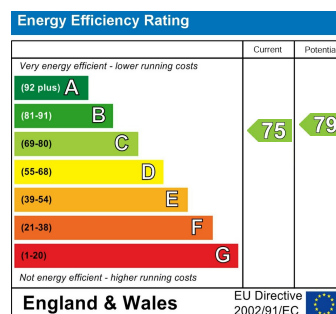
- Term remaining 83 years.

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.





# Newark Crescent, Sneinton, Nottinghamshire NG2 4NZ

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 7734300**

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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.