

HoldenCopley

PREPARE TO BE MOVED

Hickling Road, Nottingham, Nottinghamshire NG3 6GU

Guide Price £130,000

GUIDE PRICE... £130,000 - £150,000

FIRST FLOOR APARTMENT...

Welcome to this first-floor apartment, situated in a residential area, offers an ideal opportunity for first-time buyers or investors looking to acquire a low-maintenance and well-located property. Conveniently positioned close to a range of local amenities, this home combines practicality with comfort in a sought-after location. Upon entering, you're welcomed into a spacious entrance hall that provides access to each room, setting the tone for the apartment's well-thought-out layout. The heart of the home is a generously sized living room, which is filled with natural light from a large bow window. The fitted kitchen is designed with functionality in mind. Both bedrooms are double-sized and come with fitted wardrobes. The bathroom is well-appointed with a three-piece suite, providing all the essentials. Externally, the property benefits from a driveway, which leads to a single garage with an electric door, offering secure parking as well as additional storage options.

MUST BE VIEWED



- First Floor Apartment
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage
- Popular Location
- Leasehold
- Ideal For First Time Buyer or Investors
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, an in-built cupboard, and a UPVC door providing access into the accommodation.

Living Room

15'6" x 10'10" (4.73m x 3.32m)

The living room has a UPVC double glazed bow window, a radiator, a TV point, coving to the ceiling, space for a dining table, and carpeted flooring.

Kitchen

10'1" x 7'11" (3.08m x 2.42m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for an under-counter fridge and freezer, a wall-mounted boiler, an extractor fan, tiled splashback, vinyl flooring, and a UPVC double glazed window.

Bedroom One

12'10" x 10'3" (3.93m x 3.14m)

The first bedroom has a UPVC double glazed window, a TV point, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two

10'7" x 10'3" (3.23m x 3.14m)

The second bedroom has a UPVC double glazed window, a radiator, fitted wardrobes, and carpeted flooring.

Bathroom

8'6" x 5'0" (2.61m x 1.53m)

The bathroom has a UPVC double glazed obscure window, a concealed flush W/C, a counter-top wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

To the outside of the property is off-street parking, and access to a garage located beneath the apartments and has an electric door.

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 - Gedling Borough Council - Band C

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): £0

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

Property Tenure is Leasehold. Term : 999 years from 23 August 1974 Term remaining 949 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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