

HoldenCopley

PREPARE TO BE MOVED

Roden Street, Sneinton, Nottinghamshire NG3 1GH

Guide Price £110,000 - £130,000

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IDEAL FOR FIRST TIME BUYERS & BUY TO LET INVESTORS

Situated in a popular and convenient location in Nottingham City Centre, this one-bedroom apartment is an ideal purchase for a range of buyers. From first time buyers looking to get on the property ladder with a cosy low-maintenance apartment, to investors looking for their next rental opportunity. Internally, the apartment comprises an entrance hall with open coat storage, which leads directly into the open plan living room with characteristic features such as exposed beams and a structural support pillar, featuring a fitted kitchen, and a door to the private courtyard garden. The double bedroom benefits from having a fitted wardrobe with mirrored sliding doors and exposed beams, and provides access to the three piece bathroom suite. Externally, the apartment building offers permit street parking. A great property for those looking for character & charm!

MUST BE VIEWED



- One Bedroom
- Open Plan Living
- Fitted Kitchen
- Close To City Centre
- Characteristic Features
- Three Piece Bathroom Suite
- Ample Storage Space
- Courtyard
- Permit Parking
- Must Be Viewed

ACCOMMODATION

Entrance Hall

5'2" x 4'11" (1.59m x 1.52m)

The entrance hall has wood-effect flooring, a radiator, an intercom, and an open storage area.

Living Room

14'6" x 17'10" (4.42m x 5.46m)

The living room has wood-effect flooring, a wall-mounted electric heater, exposed wooden beams, an exposed support pillar, a built-in storage cupboard, a sliding barn-style door to the bedroom, an aluminium double-glazed window, a single door to the courtyard, and open access to the kitchen.

Kitchen

10'4" x 7'6" (3.16m x 2.31m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas ho and a splashback with an extractor fan, space and plumbing for a washing machine,

Master Bedroom

13'0" x 12'4" (3.97m x 3.78m)

The bedroom has wood-effect flooring, a fitted wardrobe with mirrored sliding doors, a wall-mounted electric heater, a built-in storage cupboard, exposed wooden beams, two aluminium double-glazed windows, and access to the bathroom.

Bathroom

5'2" x 7'11" (1.59m x 2.43m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a shower enclosure with an overhead shower fixture, a chrome heated towel rail, wood-effect flooring, partially tiled walls, an extractor fan, and an exposed support pillar.

Courtyard

5'4" x 26'0" (1.65m x 7.94m)

The courtyard has paved patio flooring, and brick walls.

OUTSIDE

To the front of the property is availability for permit parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Sncinton Market Conservation Area, Can not be used to run a business, Can not be used as an Airbnb, Contains

restrictive covenants.

Other Material Issues – The mains gas is currently switched off to the whole building. The original developers are in the process of funding and reinstalling this but there is a chance that the reinstallation cost could fall back onto the William Bancroft Building company, with each leaseholder having a share in William Bancroft Building company, All information about this will be available in the leaseholder pack.

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:

The property tenure is Leasehold.

Service Charge in the year marketing commenced (£PA): £tbc

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

Property Tenure is Leasehold. Term: 125 years from 1 January 2003 - Term remaining 102 yrs

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.

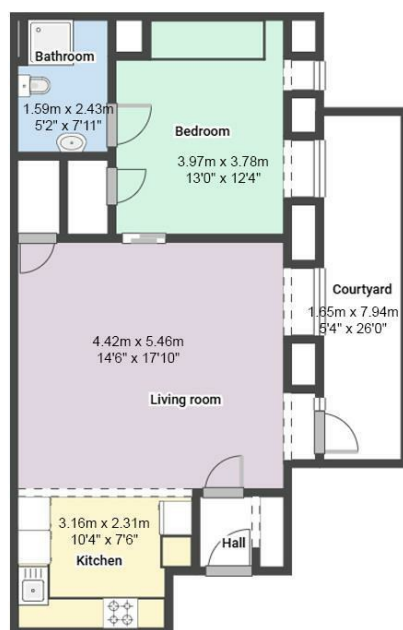
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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