



Flat 1, Oxford Heights, 22 The Ropewalk,
Nottingham, NG1 5DZ

Flat 1 Oxford Heights, The Ropewalk, Nottingham, NG1 5DZ

This well presented duplex apartment provides spacious accommodation arranged over two floors including; an open plan lounge/kitchen/dining area, a good size bedroom, and a modern fitted shower room, all with fitted plantation shutters.

There is access to an on site parking space, and to a private terrace, offering views over Nottingham.

Situated in a characterful building, in a popular area of Nottingham city centre, the property is within easy reach of a wealth of facilities including; shops, theatres, restaurants and bars, Nottingham castle, The Park, and university sites. Local transport links and main road routes are easily accessible.

Viewing is essential!

Guide Price £245,000





ACCOMMODATION

From The Ropewalk, the COMMUNAL ENTRANCE DOOR opens to the COMMUNAL ENTRANCE LOBBY. From here, there is access to the PRIVATE ENTRANCE DOOR.

The entrance door opens to the entrance hallway. The entrance hallway has ceiling spot lights, infrared heating panel, two storage cupboards, a wardrobe/storage cupboard, a wooden staircase (with a double glazed window to the side) rising to the lounge/kitchen/dining area, and doors into the bedroom, and the shower room.

The shower room has a shower cubicle with glazed screens and a mains fed rainfall shower, a wash hand basin set in a vanity unit, and a Smart bidet style wc seat. There are two wall mounted storage units, plus a wall mounted mirror with LED lighting, a wall mounted heater, a heated towel rail, underfloor heating, a double glazed window to the side, and tiling to the walls and floor.

The bedroom has a double glazed window, and a infrared heating panel.

On reaching the first floor, a door opens to the lounge/kitchen/dining area.

The lounge area has a double glazed window, two infrared heating panels to the ceiling, wooden effect laminate flooring, and open access to the kitchen area.

The kitchen area has a range of wall and base units, under cabinet lighting and square edge work surfaces, a sink and drainer unit with a mixer tap over, an integrated fridge/freezer, and an extractor hood (over the hob area). There is a continuation of the wooden effect laminate flooring.

From the first floor accommodation, there is a door leading to a further LARGE COMMUNAL LOBBY, which in turn gives access out to the private terrace.

OUTSIDE

There is a private terrace, with views over Nottingham. A staircase leads down to a car park, where we are advised one parking space is allocated to Flat 1.

Leasehold

We are informed that the property is leasehold with 118 years remaining on the lease. There is an annual ground rent of £230 and service charge of £1665 (Every 6 months).

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

Referral Arrangement Note

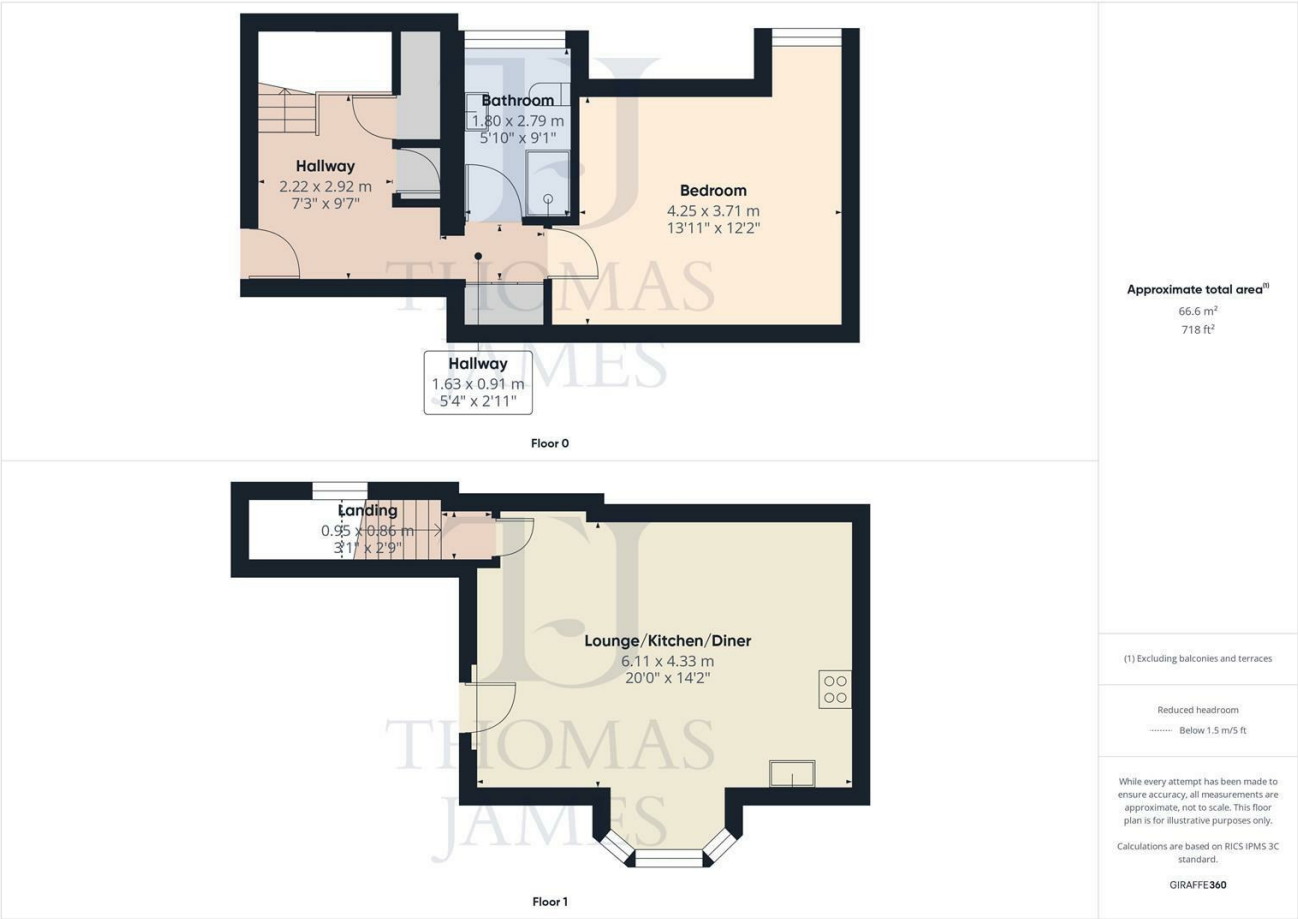
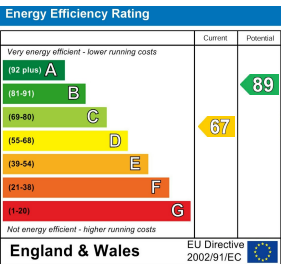
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

