

# HoldenCopley

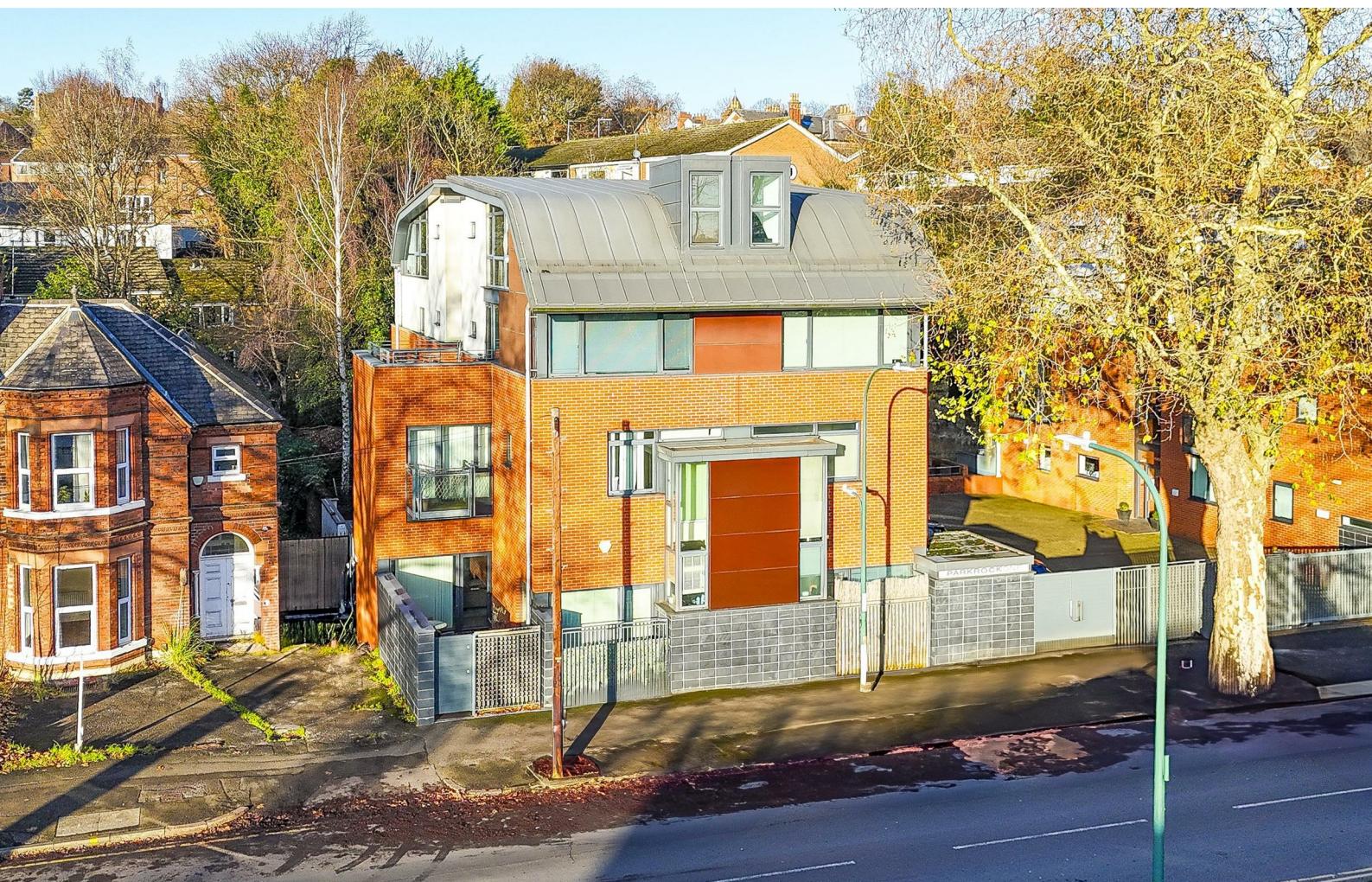
PREPARE TO BE MOVED

Castle Boulevard, Nottinghamshire NG7 1RU

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Guide Price £200,000 - £240,000

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NO UPWARD CHAIN..

GUIDE PRICE £200,000-£220,000

This spacious two-bedroom duplex apartment offers a comfortable layout spread across two floors and comes to the market with no upward chain. It sits in a central spot within easy walking distance of Nottingham city centre, giving you quick access to a wide mix of shops, bars, restaurants and cafes, along with regular transport links. The lower level has an inviting entrance hall that leads to two well-proportioned double bedrooms. A three-piece bathroom suite serves this floor. Upstairs, the apartment opens into a bright and generous open-plan living area. Large windows bring in plenty of natural light, creating a warm and airy feel throughout. The modern kitchen provides everything you need for everyday cooking, and the apartment is offered fully furnished, ready to move in. From the living area, a single door leads out to a private balcony where you can enjoy some outdoor space. The development includes a gated allocated parking and communal grounds, offering a secure and pleasant setting in a highly convenient location.

MUST BE VIEWED!





- Duplex Apartment
- Two Double Bedrooms
- Open-Plan Reception Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Balcony
- Fully Furnished
- Allocated Parking Space
- No Upward Chain
- Central Location





## ACCOMMODATION

### Entrance Hall

18'0" max x 7'6" (5.49m max x 2.30m)

The entrance hall has wood-effect flooring, a wall-mounted electric room heater, recessed spotlights, and a single door providing access into the accommodation.

### Master Bedroom

11'10" x 11'1" (3.62m x 3.40m)

The main bedroom has carpeted flooring, a wall-mounted electric room heater, recessed spotlights, an in-built fitted wardrobe and a double-glazed window.

### Bedroom Two

15'2" x 10'3" (4.64m x 3.13m)

The second bedroom has carpeted flooring, a wall-mounted electric room heater, recessed spotlights and two double-glazed windows.

### Bathroom

8'2" x 6'10" (2.49m x 2.09m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, an extractor fan and a double-glazed window.

### Store Room

5'0" x 3'10" (1.53m x 1.18m)

## FIRST FLOOR

### Living Room

19'1" x 15'3" (5.84m x 4.66m)

The living room has wood-effect flooring, two wall-mounted electric heaters and recessed spotlights. It opens directly into the kitchen and includes a single door leading out to the balcony.

### Kitchen

15'3" x 6'1" (4.66m x 1.87m)

The kitchen features a range of fitted units with granite worktops, an undermount sink with draining grooves and a swan-neck mixer tap. Appliances include an integrated oven, microwave, hob, dishwasher and fridge freezer. There are two built-in cupboards, recessed spotlights, wood-effect flooring and a double-glazed window.

## OUTSIDE

Outside there is a gated allocated parking space and communal grounds.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 71Mbps & Highest upload speed at 20Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band H

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 - share of freehold

Service Charge in the year marketing commenced (EPA): £2565.80

Property Tenure is Leasehold. Term: 999 years from 1 January 2002 Term remaining 978 years.

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the 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.

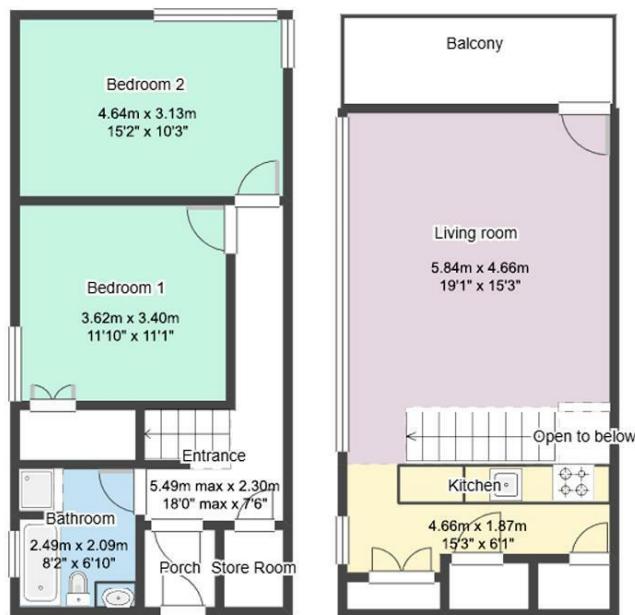
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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