



Holloway Close, East Bridgford  
Nottingham, NG13 8NG



## Holloway Close, East Bridgford Nottingham, NG13 8NG £144,950

Offered to the market is this spacious Two Double Bedroom First Floor Apartment. Located with the desirable village of East Bridgford with accommodation comprising: Entrance Porch, Hallway, two Double Bedrooms, Family Bathroom, Living / Dining Room, Kitchen, two external stores and small private garden space. EPC - D. Leasehold. Council Tax Band B. No Upward Chain.

### Entrance

Front door into Entrance Porch.

### Entrance Porch

Tiled flooring and door to stairs rising to the first floor Hallway.

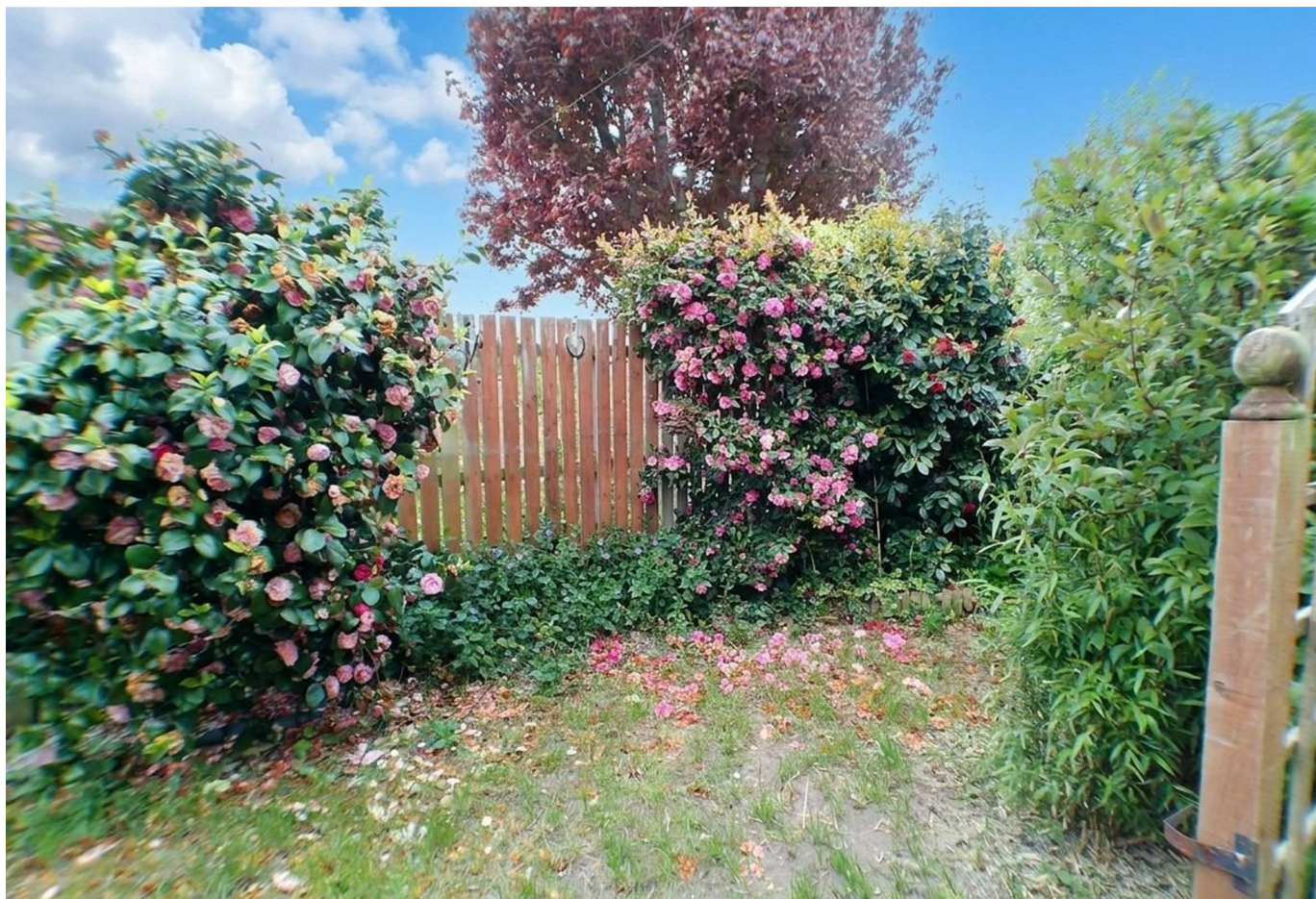
### Hallway

UPVC double glazed window and solid wooden door to the the accommodation and good sized storage cupboard.

### Living Room

**14'1" x 14'0" (4.31 x 4.27)**

Large uPVC double glazed window, wood effect flooring and door to the Kitchen.



### Kitchen

10'11" x 8'0" (3.33 x 2.46)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for washing machine, space for fridge freezer, space for cooker, uPVC double glazed window and tile effect flooring.

### Bedroom

10'0" x 10'0" (3.06 x 3.05)

UPVC double glazed window and built-in wardrobes.

### Bedroom

9'10" x 11'5" (3.02 x 3.48)

UPVC double glazed window

### Bathroom

Fitted with a three piece white suite comprising: W.C., wash basin and panel bath with shower over, uPVC double glazed window and tile effect flooring.

### Storage

There are two stores accessed externally

### Garden

There is a small private garden area.

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

### Agents Note

This property has mains gas central heating, mains drains, water and electric.

This property is leasehold and the lease expires on the 10th August 2112

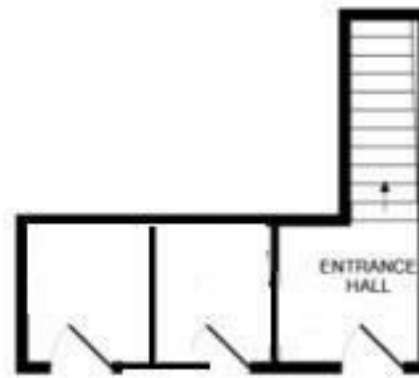
There is a service charge and ground rent of approximately £746.33 per Annum payable to Metropolitan

There is broadband in the area.

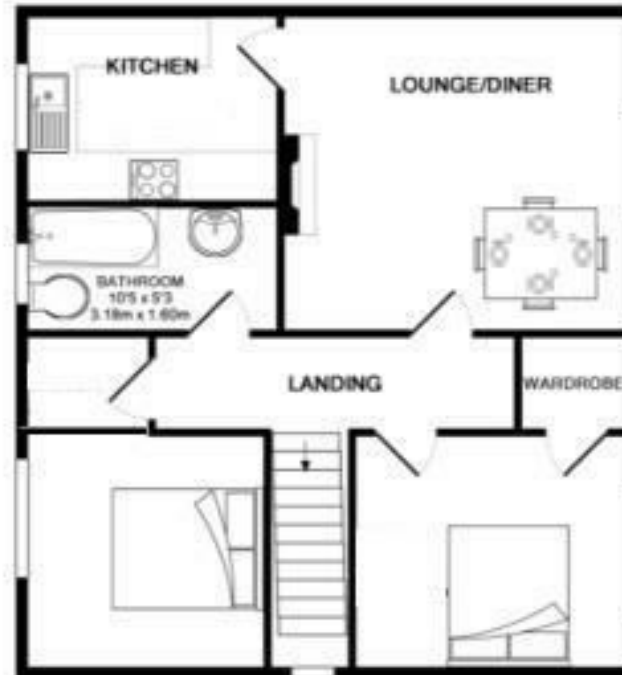
Very low risk of surface water flooding, very low risk of flooding from rivers and the sea <https://check-long-term-flood-risk.service.gov.uk/risk#>



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



GROUND FLOOR  
APPROX. FLOOR  
AREA 124 SQ.FT.  
(11.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 660 SQ.FT.  
(61.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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