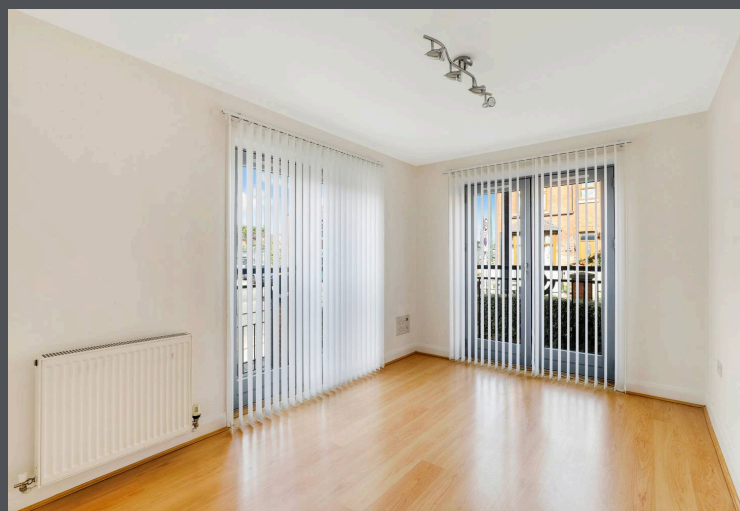




Flat 4, Highland Court Scotland Road, Nottingham

£100,000 Leasehold

Ground Floor Flat • Two Double Bedrooms • Well Appointed Fitted Kitchen • Three Piece Bathroom Suite •
 Allocated Parking • Popular Location • Close To Local Amenities • Excellent Transport Links • Cash Buyers Only
 • No Upward Chain



GUIDE PRICE £100,000 – £110,000

NO UPWARD CHAIN...

This well-presented ground floor apartment offers modern and well-proportioned accommodation throughout, making it an excellent choice for a variety of buyers seeking a property in a convenient and well-connected location. Situated within easy reach of local shops, great schools and superb transport links, the property combines comfortable living with everyday practicality. The accommodation comprises a well-appointed fitted kitchen complete with a range of integrated appliances, which enjoys open access into the spacious living room, creating a light and sociable living space. The living room is further enhanced by two sets of double French doors opening onto Juliet balconies, allowing an abundance of natural light to flood the room and creating an airy feel throughout. There are two generously sized double bedrooms, both offering ample space for furnishings, and they are served by a three-piece bathroom suite. Externally, the property benefits from secure gated allocated parking for one vehicle, with a permit included, providing added convenience and peace of mind.

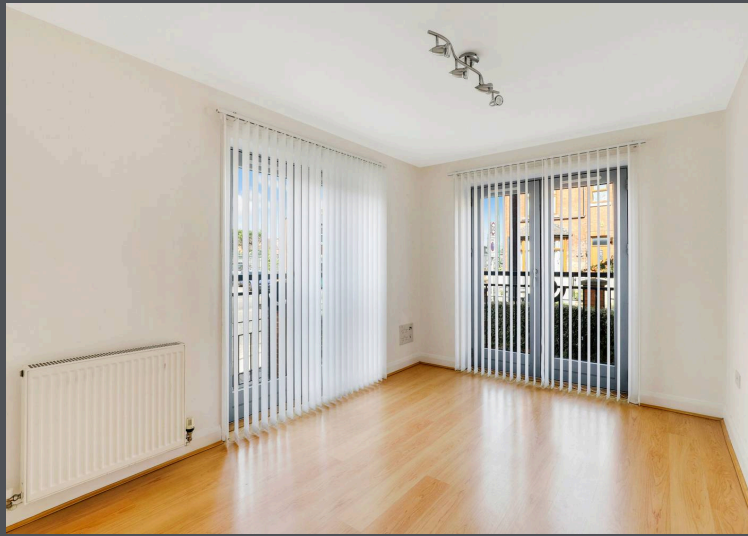
CASH BUYERS ONLY

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



ACCOMMODATION

Entrance Hall

11' 0" x 7' 7" (3.36m x 2.31m)

The entrance hall has wood-effect flooring, a built-in cupboard, a radiator and a single door providing access into the accommodation.

Kitchen

16' 0" x 7' 8" (4.88m x 2.33m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, fridge-freezer, washing machine and dishwasher, a gas hob with an extractor hood, a double bowl stainless steel sink with a swan neck mixer tap, wood-effect flooring, a radiator, a wall-mounted boiler, open access into the living room and a double-glazed window.

Living Room

12' 6" x 8' 11" (3.80m x 2.72m)

The living room has two sets of double French doors opening out to the Juliet balcony's, wood-effect flooring and a radiator.

Master Bedroom

14' 8" x 8' 9" (4.46m x 2.66m)

The main bedroom has a double-glazed window, carpeted flooring and a radiator.

Bedroom Two

14' 4" x 8' 6" (4.36m x 2.58m)

The main bedroom has a double-glazed window, carpeted flooring and a radiator.

Bathroom

8' 7" x 4' 11" (2.62m x 1.51m)

The bathroom has a low level concealed dual flush W/C, a wall-mounted wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, tiled flooring, partially tiled walls, a heated towel rail and an extractor fan.

LEASEHOLD INFORMATION

The vendor has advised the following: Service Charge in the year marketing commenced (£PA): £1,768.08. Property tenure is Leasehold. Term: 99 years from 1st January 2006 – 76 years remaining. The information regarding the service charge has been obtained from the vendor. HoldenCopley has checked the most recent service charge statement and obtained the lease length via the Land Registry. The vendor has also advised that, after owning the property for two years, a lease extension pack can be obtained from the management company and, for an approximate fee of £700, the extension process takes around three months to complete. HoldenCopley offers no guarantee as to the accuracy of this information and advises you to make your own enquiries. Your solicitor will confirm the details through the management pack and landlord pack (where applicable). We strongly recommend that you consult your solicitor before proceeding with the purchase.

ADDITIONAL INFORMATION

Broadband Speed – Superfast – 80 Mbps (Highest available download speed) & 20 Mbps (Highest available upload speed) | Phone Signal – All 4G & 5G coverage | Electricity – Mains Supply | Water – Mains Supply | Heating – Electric Heating – Connected to Mains Supply | Sewage – Mains Supply | Flood Risk – No flooding in the past 5 years+ | Flood Risk Area – very low chance of flooding | Construction – Brick | Mining Area – Located on the coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records. | Accessibility – No | Other Material / Safety Issues – No known safety issues have been disclosed by the seller. | Any Legal Restrictions – No | Council Tax Band Rating – Nottingham City Council – Band A | Tenure: Leasehold |

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property





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.

