

HoldenCopley

PREPARE TO BE MOVED

Stanley Road, West Bridgford, Nottinghamshire NG2 6DF

£595

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GROUND FLOOR FLAT...

This one bedroom ground floor flat is located in a sought after location, within close proximity to central West Bridgford hosting a range of local amenities, The River Trent, eateries and excellent transport links into Nottingham City Centre. Internally the accommodation comprises of a kitchen, a lounge / diner and a bedroom serviced by the three piece bathroom suite.

Outside to the rear of the property is an enclosed garden and to the front of the property on street parking is available.

MUST BE VIEWED

AVAILABLE NOW!





- Ground Floor Apartment
- One Bedroom
- Kitchen
- Lounge / Diner
- Bathroom
- Enclosed Garden
- Sought After Location
- Must Be Viewed
- 360 Virtual Tour Available





ACCOMMODATION

Kitchen

15'8" x 6'2" (4.8 x 1.9)

The kitchen has tiled flooring, a range of fitted base and wall units with rolled edge work surfaces, an integrated oven, a hob and an extractor fan, a tiled splashback, a stainless steel sink with a drainer and mixer tap, a washing machine, a fridge, a wall mounted boiler, a wall mounted radiator, a double glazed window to the side elevation and a single door provides access into the accommodation

Lounge / Dining Room

10'9" x 12'1" (3.3 x 3.7)

The lounge / dining room has wood effect flooring, a wall mounted radiator, a TV point and double glazed patio doors to the garden

Master Bedroom

10'5" x 13'9" (3.2 x 4.2)

The bedroom has wood effect flooring, an in built wardrobe with overhead storage, a wall mounted radiator, a double glazed bay window and provides access to the bathroom

Bathroom

6'2" x 8'10" (1.9 x 2.7)

The bathroom has vinyl flooring, a low level flush W/C, a pedestal wash basin, a shower cubicle, an electrical shaver point, a wall mounted radiator, tiled walls and a double glazed courtesy window to the side elevation

OUTSIDE

Front

To the front of the property on street parking is available

Rear

To the rear of the property is a garden with a lawn, a range of plants and shrubs, fence panelling and gated access

DISCLAIMER

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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Approx. Gross Internal Area of the Ground floor:
409.57 Sq Ft - 38.05 Sq M

Approx. Gross Internal Area of the Entire Property:
409.57 Sq Ft - 38.05 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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www.holdencopley.co.uk

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