



Holloway Close, East Bridgford
Nottingham, NG13 8NG



Holloway Close, East Bridgford
Nottingham, NG13 8NG
£112,000

Offered to the market is this two double bedroom, duplex apartment located within the desirable Village of East Bridgford. Located on over the first and second floor with attractive field views to the rear and accommodation comprising: Entrance hall, living / dining room, kitchen, landing, two double bedrooms, family bathroom and ground floor store. Leasehold with approximately 90 years remaining. EPC Rating - C. Council Tax Band - A. No Upward Chain.



Entrance

UPVC double glazed door into Entrance Hall.

Entrance Hall

Stairs rising to the first floor, wood effect flooring and doors to the Living / Dining Room and Kitchen.

Living / Dining Room

19'10 max x 13 max (6.05m max x 3.96m max)

Two uPVC double glazed windows to the front elevations, wood effect laminate flooring, television point and door to the Kitchen.

Kitchen

11 x 9'1 (3.35m x 2.77m)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space for free standing cooker, space and plumbing for washing machine, space for fridge freezer, tile effect flooring, breakfast bar area and uPVC double glazed window to the rear elevation.

Landing

UPVC double glazed window to the rear elevation and doors to the Bedroom and Bathroom accommodation.

Bathroom

9 x 6'5 (2.74m x 1.96m)

Fitted with a three piece suite comprising: panel bath with shower over, W.C. and wash basin. Cupboard housing the gas central heating boiler and uPVC double glazed window to the rear elevation.

Bedroom One

13'2 x 9'2 (4.01m x 2.79m)

UPVC double glazed window to the front elevation.

Bedroom Two

13'2 x 4'10 (4.01m x 1.47m)

UPVC double glazed window to the front elevation.

Store

Located on the ground floor and ideal for storage.

Agents Note

The lease is 125 years from the 1st April 1988 leaving approximately 90 years remaining. There is a service charge of £129.52 pcm to metropolitan.

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

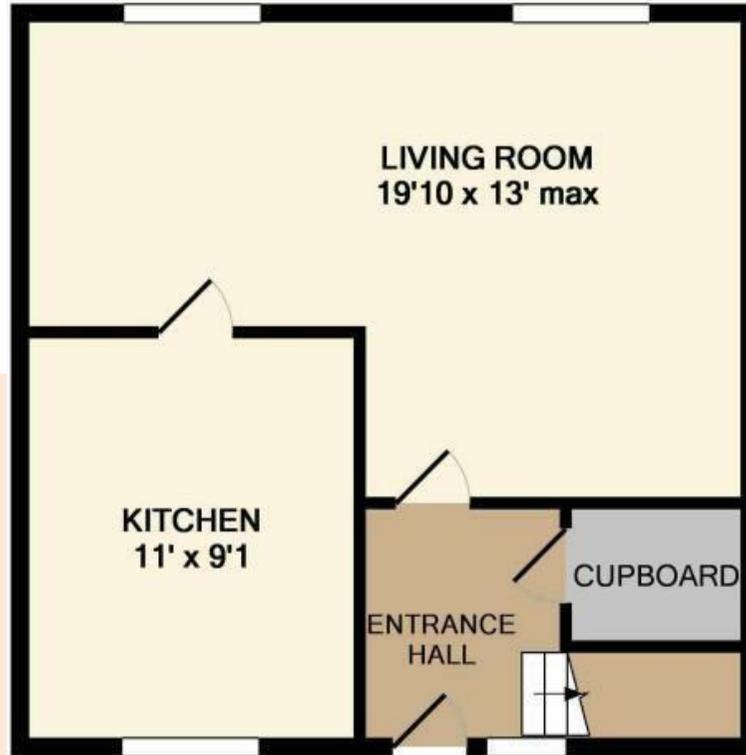
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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		



GROUND FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019



37

35

