

## 1 bed apartment to buy in NG1

Adams Walk, Nottingham,  
Nottinghamshire, NG1 1QP

**£105,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Sought-after apartment block | One generous double bedroom
- ✓ Enjoying all the benefits of City
- ✓ Concierge service
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Intermittent

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000. In the heart of the Lace Market this generously sized one-bedroom apartment is perfect for either a first time buyer or investor. The entrance hall has access to all rooms as well as a storage cupboard that houses the water tank. The lounge/kitchen/diner is open plan and well lit by two large windows. Modern and well equipped the kitchen is perfect for those looking to simply move in/start letting. The bathroom comprises a three-piece suit including bath with shower over, pedestal wash hand basin and low level toilet. The spacious double bedroom is as well lit as the lounge making for an all-round bright and airy apartment. This property is well located for access to Nottingham City's many bars, restaurants and wider amenities as well as being within 1 minute of the tram stop. INVESTORS: Expecting to let at £950 per calendar month. Viewing highly recommended. Council: Nottingham City Council Council tax band: C EPC rating: C Tenure: Leasehold

Service charge: £2400.64 per annum

Lease length: 125 years from 2003

Ground rent: £250 per annum Auctioneers Additional Comments: This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments:

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non- deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non- reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 102

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,400.00

Price: Starting Bid £105,000

Property Type: Apartment

Parking: None

Year built: 2003

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Restrictions: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Intermittent



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Adams Walk, Nottingham, Nottinghamshire, NG1 1QP

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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