



HOLME HOUSE

NOTTINGHAM



PROSPERITY
WEALTH



HOLME HOUSE

Luxury one and two bedroom apartments with parking* located in Carlton, South of Nottingham.



Project details



New Build
CONSTRUCTION



20
APARTMENTS



£134,995
ONE BED



£159,995
TWO BED



Q1 2023
BUILD COMPLETION

Address: Highclere Drive, Carlton, NG4 3DJ

Apartment Sizes: 42m² - 66m²

Lifts: 2 stairwells no lifts

Parking: Yes

Planning Consent: Full Detailed Planning

Developer/Contractor: ALB Group

Service Charge: £1,000 (estimated)

Ground Rent: 0.1% of purchase price

Lease Terms: 125 years

Freeholder: Prosperity Developments

Warranties: Property will have the benefit of warranty cover to be provided at completion acceptable under the CML provisions to Barclays Bank plc or equivalent. Building warranty provided by either NHBC, Zurich Municipal, Premier Guarantee, LABC or Build Zone

Vendor Legals: Feldon Dunsmore
Orchard Court, 4 Binley Business Park, Harry Weston Road, Coventry, CV3 2TQ

Client Legals: Arch Law Ltd
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DESIGN MATTERS

URBAN LIVING

Design specification

Flooring

- Safetred anti-slip vinyl flooring
- Bedroom areas fitted with contemporary carpeting

Kitchens

- Double base units, double and single wall units
- One and a half sink unit with chrome mixer tap
- Laminate worktop
- Tiled or glass splashback
- Brushed metal handles to kitchen units
- Fully integrated appliances to include oven, ceramic hob, extractor, washer/dryer and fridge freezer as per kitchen supplier's proposals

Bathrooms

- Contemporary bathroom suite
- Self-contained sliding door shower cubicle with tray and overhead adjustable shower head
- Full height tiling panel to the back and side of shower cubicle
- Contemporary WC to match
- Pedestal basin with high quality chrome mixer tap with tiles as a splashback
- Mirror over basin
- Downlights or single ceiling light of high quality positioned as per electrical layout-switch control
- Ceiling/wall mounted extraction fan
- Electric ladder towel rail




Location

Nottingham is ranked as one of the best places to live in the UK, the top city for small business growth, the fastest growing fintech and life science sectors, and the biggest business centre in the East Midlands.

The proximity of major road links and expansion of the award-winning tram network means the city is easily accessible. Over 70 trains a day run direct to London St. Pancras International, with its Eurostar connection into the heart of Europe.




Transport

 Driving distances
Carlton Train Station (2 min)
Nottingham Train Station (12 mins)
Victoria Bus Station (14 mins)




Business & Industry

 Driving distances
E.on (15 mins)
Capital One Plc (15 mins)
Experian Plc (16 mins)
Boots Head Office (20 mins)



Entertainment & Culture

 Driving distances
Motorpoint Arena (10 mins)
intu Victoria Centre (15 mins)
Old Market Square (17 mins)
Nottingham Castle (19 mins)