



Apartment 12, Valeview House, Candleby Lane,  
Cotgrave, NG12 3FY



# Apartment 12, Valeview House, Cotgrave, NG12 3FY

This modern apartment occupies a second floor position, and provides spacious accommodation including; an entrance hallway, an open plan living area/kitchen, two bedrooms, and a fitted bathroom.

Benefiting from a secure intercom entry system, UPVC double glazing, and electric heating, the property also has an allocated car parking space.

Situated in a secure gated development, in a pleasant position, close to the heart of the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, a golf course, and a country park.

Offered to the market with no upward chain. Early viewing is highly recommended.

£125,000





#### ACCOMMODATION

The communal entrance door (with secure intercom entry system and electric door release) opens to the communal entrance hall. From here, stairs rise to the first and second floors. The apartment is accessed from the communal second floor landing.

The private wooden entrance door opens to the entrance hallway. The entrance hallway houses the alarm control panel, and the consumer unit, and has a door into the open living area/kitchen.

The living area has a vaulted ceiling, a window to the rear, two Velux windows to the side pitches, a wall mounted storage heater, and airing cupboard housing the tank and immersion heater.

Double doors open to the kitchen area which has a range of wooden wall, drawer and base units with under cabinet lighting, tiled splash backs and roll edge work surfaces. There is a circular stainless steel sink and drainer unit with a mixer tap over, and integrated appliances including: a dishwasher, a fridge/freezer, a fan assisted oven, and an electric hob with a stainless steel extractor hood over.

Both bedrooms and bathroom are also access from the living area.

Bedroom one (with restricted ceiling height) has a sloping ceiling, a window to the rear, a wall mounted storage heater, and built in wardrobes.

Bedroom two has a window to the side, a loft access hatch, a wall mounted storage heater, and built in wardrobes.

Completing the accommodation, the bathroom is fitted with a three piece suite comprising: a panelled jacuzzi bath with a mains fed shower and glazed screen over, a pedestal wash hand basin, and a low flush wc. There is tiling to the splash backs.

#### OUTSIDE

There is wrought iron double gated vehicular access, and further wrought iron pedestrian gated access to the development, from Candleby Lane.

The shared block paved driveway provides access to the one allocated car parking space, the additional guest parking spaces, and the bin store area.

#### LEASEHOLD

We are advised that the property is leasehold, with a 125 year lease, which commenced when the property was built in 2007.

We understand that a monthly service charge is payable OF £104.50 for the maintenance of communal areas.

Annual Ground Rent £150

For further information, please contact Thomas James Estate Agents.

#### Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

#### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

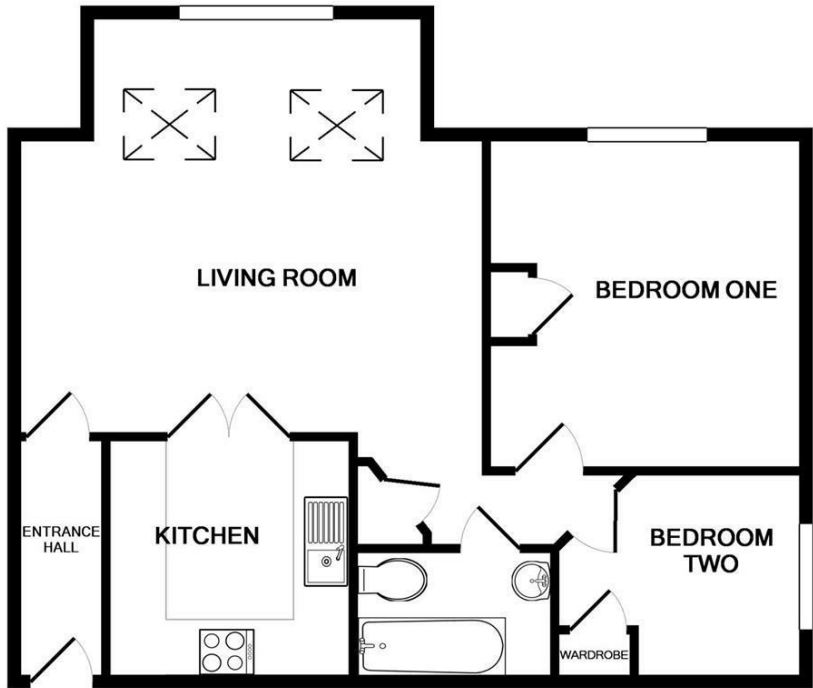
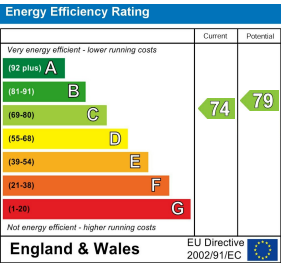


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# MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



TOTAL APPROX. FLOOR AREA 598 SQ.FT. (55.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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