

# HoldenCopley

PREPARE TO BE MOVED

Pavior Road, Bestwood, Nottinghamshire NG5 5UE

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Guide Price £100,000 - £110,000

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IDEAL FIRST TIME BUY...

This two bedroom flat would make the perfect purchase for any first time buyer or investor alike as the property offers plenty of space whilst being exceptionally well presented and decorated throughout making it ready to move straight into. Situated in a popular development just a stone's throw away from the City Hospital, the vibrant Sherwood High Street and easy access into the City Centre together with the Universities and regular transport links. Internally, the accommodation comprises of an entrance hall with three in-built storage cupboards, an open plan living room to a modern kitchen and a three-piece bathroom suite. The property is complete with two good sized bedrooms and offers fantastic views. Outside is an allocated parking space.

MUST BE VIEWED





- Flat
- Two Double Bedrooms
- Open Plan Living
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Storage Space
- Allocated Parking Space
- Central Location
- Lovely Sunset Views
- Close To Local Amenities

ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, a radiator, a wall-mounted thermostat, three in-built cupboards and a wooden door providing access into the accommodation

Living Room

19'0" max x 11'2" (5.81m max x 3.42m)

The living room has carpeted flooring, two radiators, a TV point, two UPVC double glazed windows and is open plan to the kitchen

Kitchen

9'3" x 7'10" (2.83m x 2.40m)

The kitchen has fitted base and wall units with rolled edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, space and plumbing for a tumble dryer, tiled flooring, partially tiled walls and a UPVC double glazed window

Bedroom One

9'11" x 9'4" (3.03m x 2.85m)

The first bedroom has carpeted flooring, a radiator, a TV point and a UPVC double glazed window

Bedroom Two

10'4" x 7'2" (3.15m x 2.19m)

The second bedroom has carpeted flooring, a radiator, a TV point and a UPVC double glazed window

Bathroom

9'1" x 5'8" (2.78m x 1.75m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a glass panel and an electric shower, a radiator, a shaving port, an extractor fan, tiled flooring and partially tiled walls

OUTSIDE

To the outside of the property is an allocated parking space

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:




Service Charge in the year marketing commenced (EPA): £1802.24  
Ground Rent in the year marketing commenced (EPA): £TBC  
Property Tenure is Leasehold. Term : 150 years from from 15 March 2004 Term remaining 132 years.




The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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. Z: 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

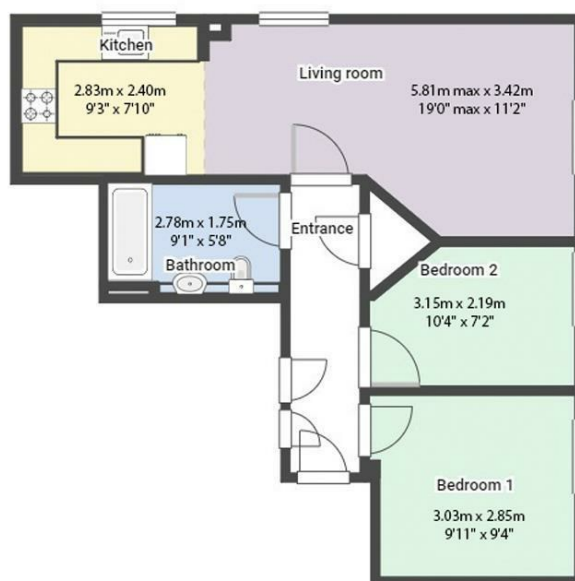
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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