

HoldenCopley

PREPARE TO BE MOVED

Stockdale Close, Arnold, Nottinghamshire NG5 9QB

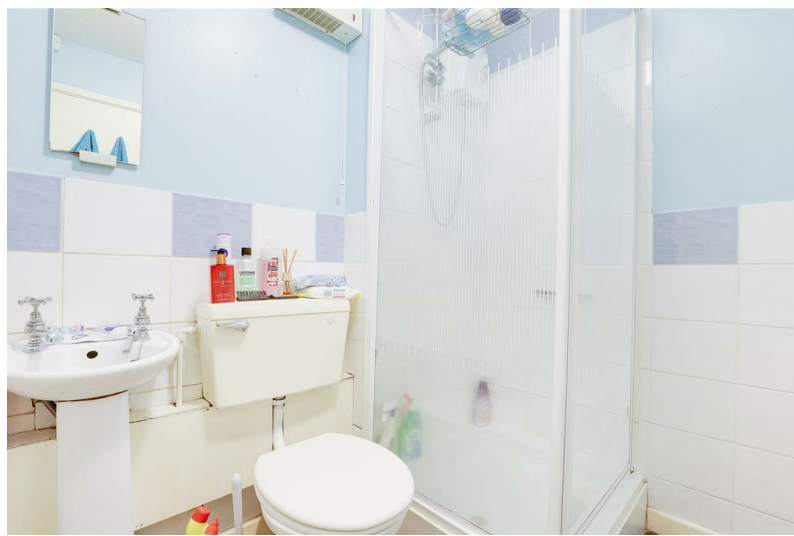
Guide Price £50,000 - £60,000

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GREAT INVESTMENT OPPORTUNITY...

This first floor one bedroom apartment would be the perfect purchase for any new or experienced investors as the property is being sold with no upward chain and tenant in situ! Situated in a block of just eight apartments which are close to many local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. Internally, the accommodation consists of an open plan kitchen living area, a bedroom and a three-piece bathroom suite. Outside the property has communal gardens to both the front and the rear and an allocated parking space to provide off road parking as well as additional parking for visitors. The property also benefits from PIR security lighting and CCTV to the communal areas.

MUST BE VIEWED



- First Floor Flat
- One Bedroom
- Open Plan Living Area
- Three Piece Bathroom Suite
- Allocated Parking
- Communal Gardens
- No Upward Chain
- Close To Local Amenities
- Leasehold
- Must Be Viewed

ACCOMMODATION

Entrance Hall
3'3" x 3'4" (1.00m x 1.02m)
The entrance hall provides access into the accommodation

Living Room / Kitchen
13'1" max x 14'7" (4.00m max x 4.45m)
The living area has wood-effect flooring, a wall-mounted electric heater, a TV point and open plan to the kitchen, which has a range of fitted base and wall units with rolled edge worktops and a breakfast bar, a stainless steel sink with taps and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine, space for an under counter fridge, tiled splashback and two UPVC double glazed windows

Bedroom
5'2" x 9'3" (1.60m x 2.84m)
The bedroom has wood-effect flooring, an in-built wardrobe, wall-mounted cupboards and a UPVC double glazed window

Bathroom
6'2" x 5'7" (1.90m x 1.72m)
The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, partially tiled walls and wood-effect flooring

OUTSIDE
Outside the property benefits from communal gardens to both the front and the rear and gated allocated parking for one vehicle as well as communal visitor parking

DISCLAIMER
Council Tax Band Rating - Gedling Borough 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:

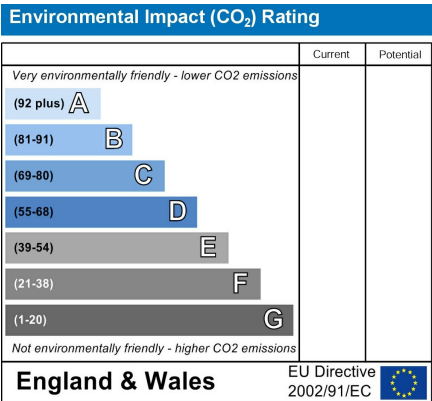
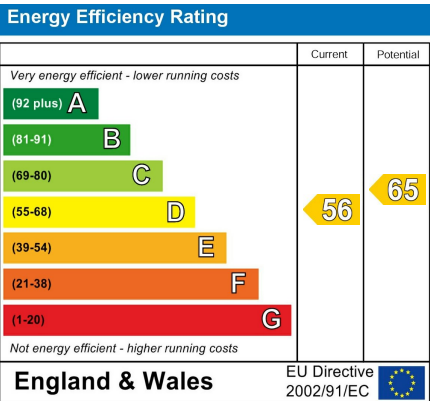
Service Charge in the year marketing commenced (EPA): £360
Ground Rent in the year marketing commenced (EPA): £0
Property Tenure is Leasehold. Term : 999 years from 1 January 1980 - Term remaining 957 years.

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. 2: 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.

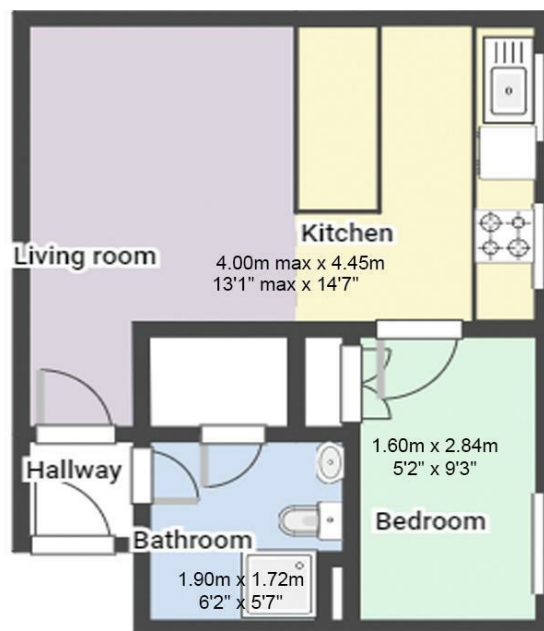
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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