

# HoldenCopley

PREPARE TO BE MOVED

Mansfield Lane, Calverton, Nottinghamshire NG14 6NP

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£135,000

Located in a highly sought-after location, this first-floor Maisonette offers an enticing blend of convenience and comfort. Situated within close proximity to an array of shops, eateries, and excellent transport links, this property promises an ideal lifestyle for a diverse range of buyers. As you step through the entrance hall, a staircase leads to the upper-level accommodation. The spacious living room invites you to relax and unwind. A newly fitted kitchen awaits, presenting a modern culinary haven for culinary enthusiasts. This Maisonette further comprises two generously sized bedrooms, providing serene retreats for restful nights. A newly fitted three-piece bathroom suite adds to the functionality of this home. Outside, the property offers off-road parking, ensuring convenience for residents.

MUST BE VIEWED



- First Floor Maisonette
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Road Parking
- Leasehold With Share Of Freehold
- Popular Location
- New Bathroom & Kitchen
- Must Be Viewed

## GROUND FLOOR

### Entrance Hall

2'7" x 9'2" (0.81m x 2.81m)

The entrance hall has carpeted flooring, carpeted stairs, and a single door providing access into the accommodation.

## FIRST FLOOR

### Living Room

9'8" x 17'7" (2.95m x 5.36m)

The living room has a UPVC double glazed window to the front elevation, a TV point, coving to the ceiling, recessed spotlights, space for a dining table, and carpeted flooring.

### Kitchen

11'1" x 6'0" (3.38m x 1.83m)

The kitchen has a range of fitted base and wall units, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, ceramic hob, and extractor fan, integrated washing machine, integrated fridge freezer, recessed spotlights, a radiator, tiled splashback, tiled flooring, and a UPVC double glazed window to the front elevation.

### Master Bedroom

9'10" x 12'0" (3.01m x 3.66m)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

### Bedroom Two

8'11" x 9'3" (2.72m x 2.84m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and a carpeted flooring.

### Bathroom

5'10" x 6'2" (1.80m x 1.88m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, coving to the ceiling, recessed spotlights, a shaver socket, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

To the outside of the property is off-street 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:

Property Tenure is Leasehold With Share of Freehold

Service Charge in the year marketing commenced (EPA): £TBC

Ground Rent in the year marketing commenced (EPA): £TBC

Property Tenure is Leasehold. Term : 999 years from 1 January 1980 Term remaining 965 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.

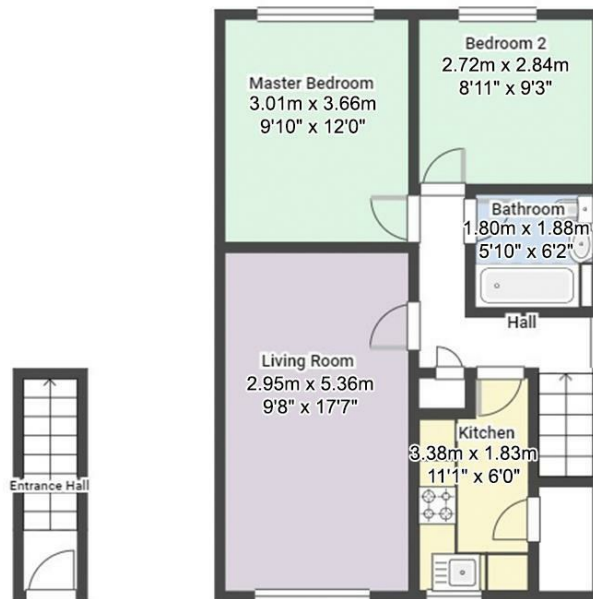
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We 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.





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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