

HoldenCopley

PREPARE TO BE MOVED

Brookdale Court, Sherwood Dales, Nottinghamshire NG5 3GD

Guide Price £130,000

GUIDE PRICE £130,000 - £142,000

POPULAR OVER 55'S RETIREMENT DEVELOPMENT...

Nestled within a popular over-55's retirement development, this two-bedroom maisonette offers an array of on-site amenities tailored to meet your every need and it comes with no upward chain. This property boasts a range of features, including a residents' lounge where you can socialise with neighbours, laundry facilities for added convenience, and off-street permit parking. Inside has been recently renovated, and you'll find a welcoming reception room, adjacent, is a modern kitchen equipped with all the essentials. The accommodation further comprises two double bedrooms, both with fitted wardrobes. Completing the layout is a three-piece bathroom suite, offering comfort and practicality for your daily routines.

MUST BE VIEWED



- Maisonette
- Over 55's Retirement Development
- Two Double Bedrooms
- Reception Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Off-Street Permit Parking
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

ACCOMMODATION

Entrance Hall

6'2" x 3'3" (1.89m x 1.01m)

The entrance hall has carpeted flooring, a wall-mounted electric heater, an in-built storage cupboard, a stair lift, ceiling coving and a single UPVC door providing access into the accommodation.

Landing

3'2" x 6'8" (0.98m x 2.05m)

The landing has carpeted flooring, an in-built storage cupboard, ceiling coving, access to the boarded loft with courtesy lighting via a dropdown ladder

Living Room

11'2" x 14'0" (3.41m x 4.29m)

The living room has carpeted flooring, a wall-mounted electric wall heater, ceiling coving, a feature fireplace and a UPVC double-glazed window to the rear elevation.

Kitchen

7'11" x 8'10" (2.43m x 2.70m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, hob, fridge and freezer, partially tiled walls, ceiling coving, vinyl flooring and a UPVC double-glazed window to the rear elevation.

Master Bedroom

9'5" x 12'3" (2.88m x 3.75m)

The main bedroom has carpeted flooring, a fitted wardrobe, ceiling coving, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Two

9'9" x 8'9" (2.99m x 2.67m)

The second bedroom has carpeted flooring, a wall-mounted electric heater, fitted wardrobes, ceiling coving and a UPVC double-glazed window to the front elevation.

Bathroom

6'3" x 6'3" (1.91m x 1.92m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an electric shower fixture, partially tiled walls, waterproof splash back, an extractor fan, an wall-mounted electric heater and vinyl flooring.

OUTSIDE

Outside is access to off-street permit parking.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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

Service Charge in the year marketing commenced (£PA): £2645.40

Property Tenure is Leasehold. Term : 99 years from 25 March 1987 Term remaining 62 years.

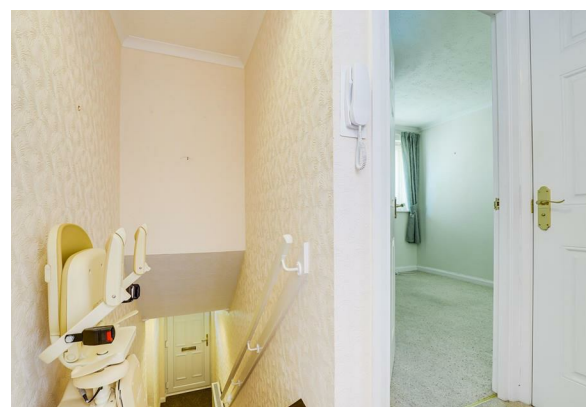
The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for service charge and have obtained the lease length via the Land registry.

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.

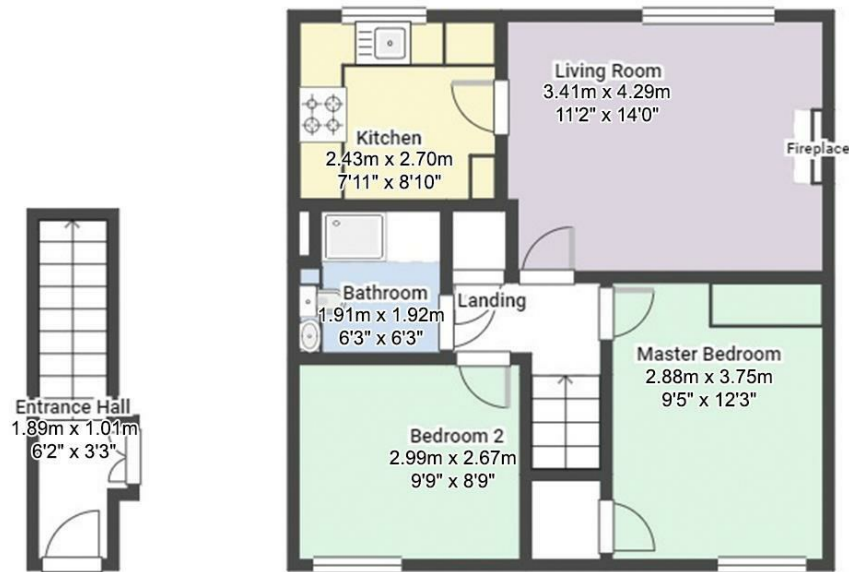
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Brookdale Court, Sherwood Dales, Nottinghamshire NG5 3GD

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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.