

HoldenCopley

PREPARE TO BE MOVED

The Firs, Sherwood, Nottinghamshire NG5 3BB

Guide Price £180,000 - £190,000

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INDEPENDENT LIVING OVER 55'S ONLY COMPLEX...

Larch House allows residents to enjoy the independence of living in their own homes while also receiving support from a warden and enjoying the companionship of their neighbours. Positioned in a sought-after area close to the City Hospital and lively Sherwood High Street, it grants easy access to numerous local conveniences such as shops, dining establishments, and efficient bus connections to the City Centre. This first floor leasehold apartment is situated immediately opposite the lift and features an entrance hall, a generously-sized living area, a fully-equipped kitchen, two spacious double bedrooms, and two en-suite bathrooms. Residents have access to a shared lounge, scheduled social events and communal laundry facilities. Additionally, residents and visitors alike can utilize the communal car park, while enjoying the well-maintained communal garden.

MUST BE VIEWED





- First Floor Retirement Apartment With Lift Access
- Secure Access To The Apartment Block
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen With Integrated Appliances
- Two En-Suites
- Well-Tended Communal Gardens
- Communal Car-Park For Residents & Visitors
- Over 55's Complex
- Must Be Viewed





ACCOMMODATION

Entrance Hall

6'10" x 12'4" (2.09m x 3.76m)

The entrance hall has carpeted flooring, a wall-mounted security intercom system, a wall-mounted consumer unit and a single door providing access into the accommodation.

Living Room

15'10" x 12'2" (4.84m x 3.71m)

The living room has a UPVC double-glazed window, carpeted flooring and a wall-light fixture.

Kitchen

7'7" x 6'9" (2.32m x 2.08m)

The kitchen has a range of fitted base and wall units, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated fridge-freezer, a towel rail, partially tiled walls, vinyl flooring and a UPVC double-glazed window.

Master Bedroom

15'5" x 12'4" (4.72m x 3.76m)

The main bedroom has a UPVC double-glazed window, a wall-light fixture, carpeted flooring and direct access into the en-suite.

En-Suite

7'9" x 6'9" (2.37m x 2.08m)

This space has a low level flush W/C, a pedestal wash basin, a wall-mounted mains-fed shower, grab handles, a fold up seat, vinyl flooring, tiled walls and an extractor fan.

Bedroom Two

15'5" x 12'6" (4.72m x 3.82m)

The second bedroom has two UPVC double-glazed windows, a wall-light fixture, carpeted flooring and direct access into the en-suite.

En-Suite Two

7'2" x 7'3" (2.19m x 2.23m)

This space has a low level flush W/C, a pedestal wash basin, a wall-mounted mains-fed shower, grab handles, a fold up seat, vinyl flooring, tiled walls and an extractor fan.

OUTSIDE

Outside of the property there is communal parking for residents and visitors, and a communal garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Communal boiler

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast - 80 Mbps (Highest available download

speed) 20 Mbps (Highest available upload speed)

Phone Signal – Most 3G / 4G / 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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 (£PA): £7,248.96 = £604.08 per month - This includes on-site staff, 24 hour emergency call system, window cleaning, maintenance of communal areas and garden, buildings insurance, water rates and all gas and electricity used at the property.

Property Tenure is Leasehold. Term: 125 years from 25 January 2006 - Term remaining 107 years.

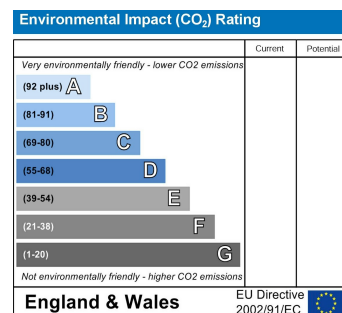
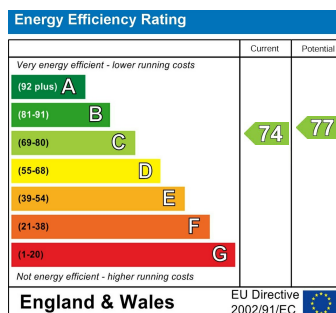
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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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