

HoldenCopley

PREPARE TO BE MOVED

Ribblesdale Road, Sherwood, Nottinghamshire NG5 3GA

Guide Price £120,000

INDEPENDENT LIVING OVER 55'S ONLY COMPLEX...

This residence offers the perfect blend of independent living with the added support of an on-site warden and the warmth of community living. Situated in a highly desirable location near the City Hospital and the vibrant Sherwood High Street, it provides convenient access to various local amenities including shops, eateries, and efficient bus routes to the City Centre. The second-floor leasehold apartment comprises an entrance hall, a spacious living area, a fully-equipped kitchen, a double bedroom and a three-piece bathroom suite. Residents can enjoy access to a communal lounge, organised social activities and shared laundry facilities. Furthermore, both residents and guests can benefit from the communal car park and well-maintained gardens.

MUST BE VIEWED



- Second Floor Retirement Flat With Lift Access
- One Bedroom
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Well-Tended Communal Gardens
- Communal Car-Park For Residents & Visitors
- Laundry Room
- Over 55's Complex
- Must Be Viewed

ACCOMMODATION

Entrance Hall

6'9" x 6'7" (2.06m x 2.01m)

The entrance hall has carpeted flooring, a built-in cupboard, a wall-mounted emergency pull cord, coving, access to the loft and a single door providing access into the accommodation.

Living Room

17'8" x 10'9" (max) (5.41m x 3.28m (max))

The living room has a UPVC double-glazed window, carpeted flooring, a wall-mounted electric heater, a TV point, a feature fireplace with a decorative surround, wall-mounted light fixtures, an emergency pull cord, a built-in cupboard, coving and double doors providing access into the kitchen.

Kitchen

7'7" x 7'5" (max) (2.33m x 2.27m (max))

The kitchen has a range of fitted wall and base units with worktops, a stainless steel sink with a drainer, an electric hob with an extractor fan, an integrated oven, space for a fridge and freezer, partially tiled walls, tile-effect flooring, an emergency pull cord, coving and a UPVC double-glazed window.

Bedroom

14'0" x 9'1" (max) (4.28m x 2.79m (max))

The bedroom has a UPVC double-glazed window, carpeted flooring, a wall-mounted electric heater, an emergency pull cord, a wall-mounted light fixture, fitted floor to ceiling mirrored wardrobes and coving.

Bathroom

6'7" x 5'6" (max) (2.02m x 1.69m (max))

OUTSIDE

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

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – immersion heater

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed – Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 3G & 4G, some 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 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:

Service Charge in the year marketing commenced (EPA): £2,969.60 = £247.46 per month - This includes an on-site warden, 24 hour emergency call system, maintenance of communal areas and garden and water rates.

Ground Rent in the year marketing commenced (EPA): £474.44 = £39.53

Property Tenure is Leasehold. Term: 125 years from 1 June 1996 - Term remaining 97 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.

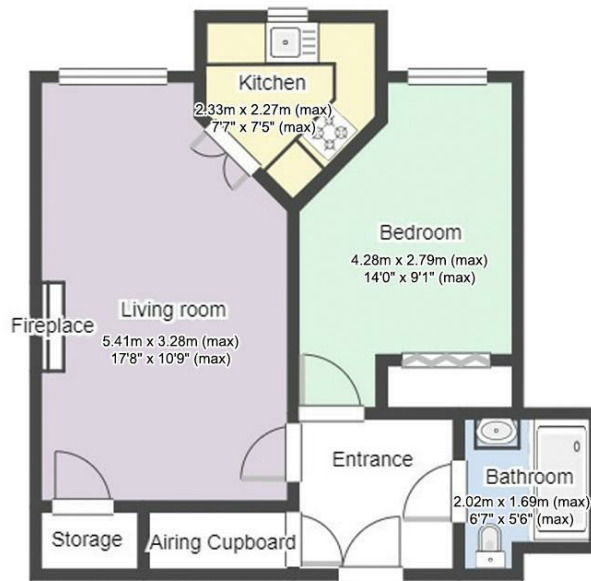
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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