

# HoldenCopley

PREPARE TO BE MOVED

Woodside Drive, Arnold, Nottinghamshire NG5 7HY

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£145,000

NO CHAIN...

This two bedroom ground floor maisonette is well presented throughout boasting of neutral spacious accommodation with ample in-built storage available making the perfect home for any couples or working professionals looking to be located in the popular location of Arnold. This property is within close proximity to a range of shops, eateries and transport links into the City Centre. Internally the property comprises of an entrance hall, spacious living room with feature fireplace, fitted kitchen, two good sized bedrooms serviced by a three piece bathroom suite. Outside to the front is a decorative communal garden, a pathway leading to the accommodation and a garage.

MUST BE VIEWED



- Ground Floor Maisonette
- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Three Piece Bathroom Suite
- Ample Storage Throughout
- Garage
- New Boiler - 2 Year Warranty Left
- Popular Location
- Must Be Viewed

## ACCOMMODATION

### Entrance Hall

6'3" x 2'9" (1.91 x 0.86)

The entrance hall has carpeted flooring, access to a built in storage cupboard and a single composite door providing access to the accommodation.

### Living Room

17'0" x 11'3" max (5.19 x 3.44 max)

The living room has carpeted flooring, a TV point, a radiator, a feature cosmetic fireplace with a hearth, inbuilt storage cupboards and a UPVC double-glazed bay window to the front elevation.

### Kitchen

10'10" x 8'0" (3.31 x 2.44)

The kitchen has tile effect flooring, partially tiled walls, a range of fitted base units with rolled edge worktops, a radiator, space for a free standing fridge/freezer, a freestanding cooker with electric hobs, a stainless steel sink with a drainer and taps, an internal window, space for a washing machine and a UPVC double-glazed window.

### Hall

6'1" x 3'4" (1.87 x 1.04)

The hall has carpeted flooring and provides access to an in-built storage cupboard.

### Master Bedroom

11'6" x 8'11" (3.52 x 2.73)

The main bedroom has carpeted flooring, an in-built triple wardrobe, a radiator and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

11'3" x 7'4" max (3.45 x 2.25 max)

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

### Bathroom

6'5" x 5'5" (1.96 x 1.67)

The bathroom has wood effect flooring, partially tiled walls, a radiator, a panelled bath with a wall mounted electric shower and taps, a pedestal wash basin, a low level flush W/C and an obscure UPVC double-glazed window to the side elevation.

## OUTSIDE

To the front of the property is a communal lawn area with hedge surrounding.

## ADDITIONAL INFORMATION

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Broadband - Openreach, Virgin Media

Broadband Speed - Ultrafast- 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal - All 4G, most 3G & 5G available

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

## 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 (£PA): £10

Property Tenure is Leasehold. Term: 999 years from 02 December 1971 - Term remaining 946 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.

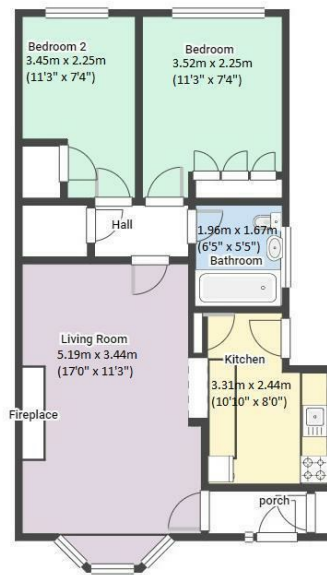
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport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