

# HoldenCopley

PREPARE TO BE MOVED

Williams Drive, Calverton, Nottinghamshire NG14 6BN

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Guide Price £110,000

GUIDE PRICE £110,000 - £125,000

NO UPWARD CHAIN...

Ideal for first-time buyers, this two-bedroom ground floor flat is located in the popular area of Calverton. With no upward chain, this property offers an excellent opportunity. The flat is perfectly positioned near a range of local amenities including shops, eateries, schools, and convenient commuting links, ensuring all your needs are met. As you enter, a welcoming hallway guides you to the spacious reception room. This bright and airy space features open access to the kitchen, designed to meet all your culinary needs and perfect for modern living and entertaining. The property includes two generously-sized double bedrooms, both equipped with in-built wardrobes for ample storage. The main bedroom boasts a private en-suite, providing added convenience. The second bedroom is served by the main bathroom, ensuring comfort and privacy for all residents. Outside, you will find access to off-street parking.

MUST BE VIEWED!



- Ground Floor Flat
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- En-Suite & Bathroom
- Off-Road Parking
- Ideal For First Time Buyers
- No Upward Chain
- Popular Location
- Must Be Viewed

## ACCOMMODATION

### Entrance Hall

11'11" (max) x 3'6" (3.64m (max) x 1.08m)

The entrance hall has carpeted flooring, a radiator, an in-built storage cupboard, a wall-mounted security intercom and a single door providing access into the accommodation.

### Living Room

13'6" x 14'5" (4.14m x 4.41m)

The living room has carpeted flooring, two radiators, open access to the kitchen and a UPVC double-glazed window.

### Kitchen

8'9" x 8'5" (2.69m x 2.58m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and mixer tap, an integrated oven, gas hob, extractor fan & fridge freezer, partially tiled walls, recessed spotlights, tiled flooring and a UPVC double-glazed window.

### Master Bedroom

8'9" x 14'6" (2.69m x 4.42m)

The main bedroom has carpeted flooring, a radiator, in-built wardrobes, access to the en-suite and a UPVC double-glazed window.

### EnSuite

5'5" x 5'10" (1.67m x 1.79m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, an extractor fan, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window.

### Bedroom Two

10'3" x 8'5" (3.13m x 2.59m)

The second bedroom has carpeted flooring, a radiator, an in-built wardrobe and a UPVC double-glazed window.

### Bathroom

8'9" x 5'11" (2.67m x 1.82m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps with a shower fixture, a wall-mounted electric shaving point, a heated towel rail, partially tiled walls, an extractor fan, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window.

## OUTSIDE

Outside is access to off-street parking.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 80Mbps & Highest upload speed at 20Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough 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 (EPA): £2429.06

Ground Rent in the year marketing commenced (EPA): £198.86

Property Tenure is Leasehold. Term : 999 years from 1 July 2006 Term remaining 981 years.

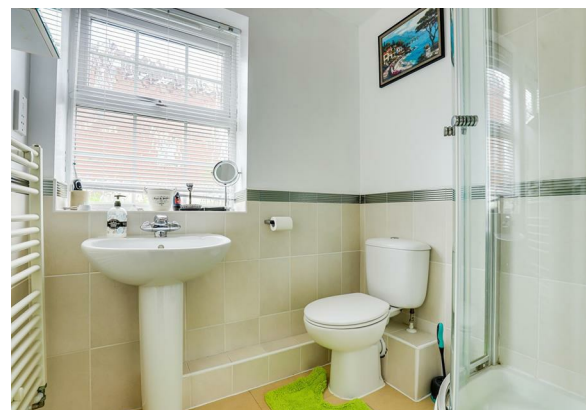
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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