

HoldenCopley

PREPARE TO BE MOVED

Pelham Road, Sherwood Rise, Nottinghamshire NG5 1AT

Guide Price £90,000 - £110,000

Pelham Road, Sherwood Rise, Nottinghamshire NG5 IAT



GUIDE PRICE £90,000 - £95,000

PERFECT FOR A FIRST TIME BUYER OR INVESTOR...

This well presented one-bedroom flat offers an ideal opportunity for both investors and first-time buyers, blending modern convenience with a prime location. Situated just a short distance from Nottingham city centre, the property benefits from an array of local amenities, including shops, restaurants and excellent transport links that make commuting a breeze. The accommodation features a contemporary open-plan layout, seamlessly integrating a fitted kitchen with a bright and airy living room, perfect for relaxed living and entertaining. The bedroom provides a peaceful retreat, while the stylish three-piece bathroom suite adds a touch of luxury to everyday life. This flat is the perfect blend of comfort, style, and convenience, making it a smart investment or an ideal first home.

MUST BE VIEWED





- Flat
- One Bedroom
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Well Presented Throughout
- Off Street Parking
- Excellent Transport Links
- Leasehold
- Must Be Viewed





ACCOMMODATION

Kitchen

11'7" x 11'7" (3.54m x 3.55m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with a splashback and an extractor hood, space and plumbing for a washing machine, space for a fridge-freezer, a stainless steel sink with a drainer, wood-effect flooring, a wall-mounted electric heater, a wall-mounted intercom system, space for a dining table set and open access to the living room.

Living Room

13'7" x 8'4" (4.16m x 2.56m)

The living room has a UPVC double-glazed window, carpeted flooring and a wall-mounted electric heater.

Bathroom

9'7" x 4'2" (2.94m x 1.29m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, wood-effect flooring, a chrome heated towel rail, partially tiled walls and an extractor fan.

Bedroom

13'2" x 7'4" (4.03m x 2.26m)

The bedroom has a UPVC double-glazed window, carpeted flooring and a wall-mounted electric heater.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating

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 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:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £2,000

Property Tenure is Leasehold. Term: 125 years from 1 January 2018

Term remaining 119 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most

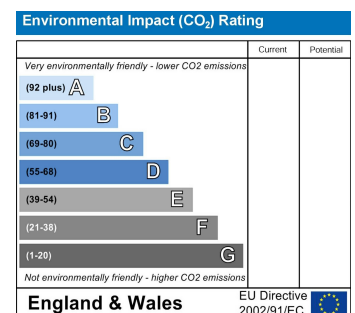
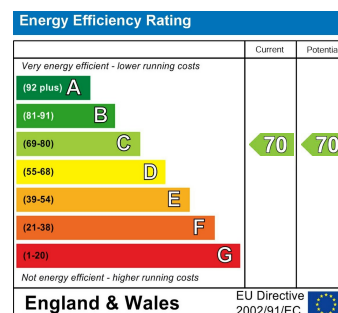
recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

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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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