

HoldenCopley

PREPARE TO BE MOVED

Jacklin Gardens, Top Valley, Nottinghamshire NG5 9JD

Guide Price £80,000

CASH BUYERS ONLY

GUIDE PRICE £80,000 - £85,000

NO UPWARD CHAIN...

This maisonette is ideally located in a highly sought-after area, offering easy access to a variety of shops and numerous local amenities. With excellent transport links, it is perfect for an array of buyers, including first-time homeowners, professional couples, and investors. The entrance hall features lots of cupboard space and leads to a spacious living room that is perfect for relaxation and entertaining. The fitted kitchen provides a functional space. The generously sized double bedroom offers a comfortable retreat, and the three-piece bathroom suite adds a touch of luxury. Outside, the property boasts a small garden at the rear. There is also gated access for added security. Currently Tenanted at £695pcm.

MUST BE VIEWED



- Ground Floor Maisonette
- One Double Bedroom
- Lounge Diner
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Plenty Of Storage
- Rear Garden
- Popular Location
- Tenant In Situ
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The hall has laminated flooring, three in-built cupboards, a radiator, and a UPVC door providing access into the accommodation

Living room

11'5" x 13'11" (3.50m x 4.25m)

The living room has a double glazed window to the rear, TV point, a radiator, laminated flooring and a door leading to the rear of the property.

Kitchen

8'11" x 8'11" (2.74m x 2.73m)

The kitchen has a range of base and wall units, a stainless steel sink with drainer and mixer taps, space for a fridge freezer, an integrated oven, a gas ring hob, space for a washing machine, space for a fridge freezer, a radiator, and a double glazed window to the front elevation.

Bedroom

9'10" x 11'5" (3.00m x 3.49m)

The bedroom has a double glazed window to the rear elevation, a radiator, and laminated flooring

Bathroom

5'3" x 6'5" (1.61m x 1.98m)

The bathroom has a double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower, a chrome heated towel rail, and vinyl flooring.

OUTSIDE

To the rear of the property is a small garden, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 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 - 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): £244.16 Including Buildings Insurance approx £130 paid direct to the council

Ground Rent in the year marketing commenced (£PA): £10

Property Tenure is Leasehold. Term : 180 years from 25th March Term remaining 154 years approx.

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.

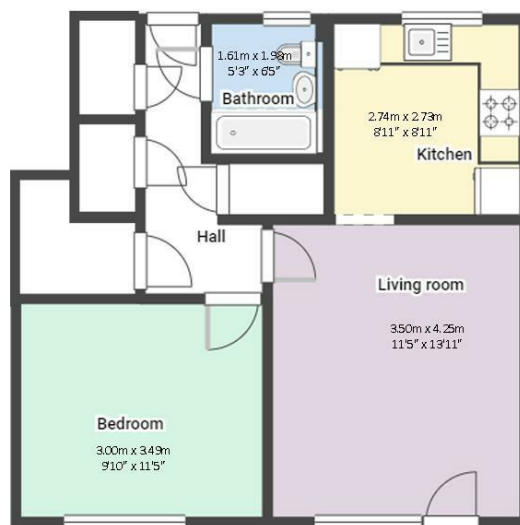
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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