

HoldenCopley

PREPARE TO BE MOVED

Argyle Court, Radford, Nottinghamshire NG7 3LW

Guide Price £130,000

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GUIDE PRICE £130,000 - £140,000

CASH BUYERS ONLY

GROUND FLOOR FLAT...

This deceptively spacious three-bedroom ground floor flat is an ideal choice for first-time buyers, offering comfortable and well-designed accommodation in a convenient location. Situated within close proximity to local shops, excellent transport links and within the catchment area of great schools, the property ensures a lifestyle of ease and accessibility. Upon entering, you are welcomed by an entrance hall leading to a bright living room, perfect for relaxation. The fitted kitchen is both functional and stylish, catering to all your culinary needs. The flat features three well-proportioned bedrooms, providing ample space for family or guests, alongside a modern three-piece bathroom suite. Outside, the property boasts a private rear garden with a lawn and a practical shed, offering a peaceful outdoor retreat for leisure and storage. This flat combines space, convenience and comfort, making it an excellent opportunity for first-time buyers.

MUST BE VIEWED





- Ground Floor Flat
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private Rear Garden
- Leasehold
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect flooring, fitted wardrobes and a single composite door providing access into the accommodation.

Living Room

18'3" x 10'11" (5.57m x 3.35m)

The living room has two UPVC double-glazed windows to the front elevation, wood-effect flooring and a radiator.

Kitchen

18'2" x 7'8" (5.56m x 2.34m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding range cooker, space and plumbing for a washing machine and dishwasher, a sink and a half with a drainer, space for an american style fridge-freezer, carpeted flooring, partially tiled walls, an extractor fan, a UPVC double-glazed window to the rear elevation and a single composite door providing access out to the garden.

Master Bedroom

14'0" x 9'1" (4.28m x 2.77m)

The main bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Bedroom Two

10'9" x 9'1" (3.29m x 2.77m)

The second bedroom has a UPVC double-glazed obscure window, wood-effect flooring, fitted mirrored wardrobes and a radiator.

Bedroom Three

10'6" x 8'11" (3.21m x 2.74m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, fitted mirrored wardrobes, a radiator and coving.

Bathroom

10'5" x 7'9" (3.20m x 2.37m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a chrome heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Outside of the property there is a garden to the rear with a fence panelled boundary, a lawn and a shed.

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, some 3G & 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 –
- Other Material Issues –

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): £1,289.33
- Ground Rent in the year marketing commenced (£PA): £10
- Property Tenure is Leasehold. Term: 122 years from 02 April 2018 Term remaining 116 years.

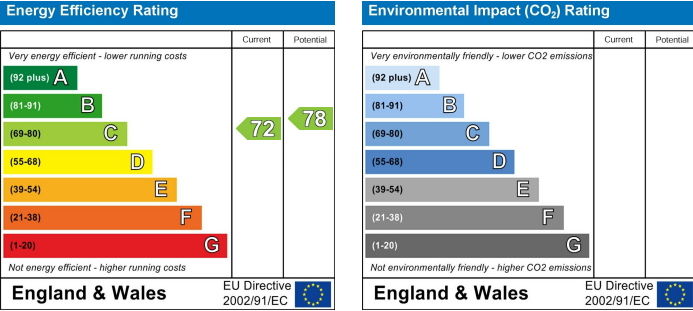
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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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