

# HoldenCopley

PREPARE TO BE MOVED

Ledger Walk, Carrington, Nottinghamshire NG5 1QU

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**Guide Price £150,000**

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GUIDE PRICE £150,000 - £160,000

LOCATION, LOCATION, LOCATION...

We are delighted to present this well-maintained and well-presented second-floor apartment, situated in a highly sought-after location, perfect for those looking for convenient access to local shops and a wide variety of amenities. The property benefits from excellent transport links, providing easy travel to Nottingham City Centre and surrounding areas, making it an ideal home for first-time buyers, professional couples, or investors. Upon entering the apartment, you are greeted by a welcoming hallway equipped with a telecom entry system and built-in storage, offering practical space and security. The hallway leads into a bright and spacious living room, which boasts French doors with Juliet balconies, flooding the room with natural light and creating a lovely, open atmosphere. The living room also provides access to the modern, fitted kitchen. The apartment comprises two generous double bedrooms, both featuring built-in wardrobes that provide excellent storage solutions. The contemporary three-piece bathroom suite, with a bath, shower, WC, and basin, offers a sleek and comfortable space for relaxation. Externally, the property benefits from a driveway with access to a private garage, featuring an up-and-over door and ample storage space. The apartment also enjoys the use of well-maintained communal areas, adding to the appeal of the property.

MUST BE VIEWED





- Second Floor Apartment
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Off-Street Parking
- Communal Areas
- Leasehold
- Popular Location
- Must Be Viewed





## ACCOMMODATION

### Hallway

12'0" x 8'0" (3.67m x 2.46m)

The hallway has carpeted flooring, an in-built cupboard, a radiator, a telecom entry system, and a solid door providing access into the accommodation.

### Living Room

12'2" x 21'5" (3.72m x 6.55m)

The living room has two UPVC double glazed windows, two radiators, a TV point, space for a dining table, two double French doors with Juliet balconies, carpeted flooring, and access into the kitchen.

### Kitchen

7'8" x 7'11" (2.35m x 2.42m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an in-built double oven, a ceramic hob and extractor fan, tiled splashback, and tiled flooring.

### Bedroom One

8'9" x 12'11" (2.68m x 3.95m)

The first bedroom has a UPVC double glazed window, a radiator, fitted wardrobes with sliding mirrored doors, access into the loft, and wood-effect flooring.

### Bedroom Two

9'8" x 12'4" (2.97m x 3.78m)

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

### bathroom

7'2" x 6'5" (2.19m x 1.97m)

The bathroom has a UPVC double glazed obscure window, a low level flush W/C, a wall-mounted wash basin, a panelled bath with central mixer taps, a wall-mounted electric shower with a shower screen, a chrome heated towel rail, partially tiled walls, and tiled flooring.

## OUTSIDE

To the outside is a driveway with access to the garage with an up-and-over door and ample storage, and communal areas.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

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

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 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 (£PA): £1,424.51

Ground Rent in the year marketing commenced (£PA): £90.00

Property Tenure is Leasehold. Term : 125 years from 1 January 2002 Term remaining 103 years.

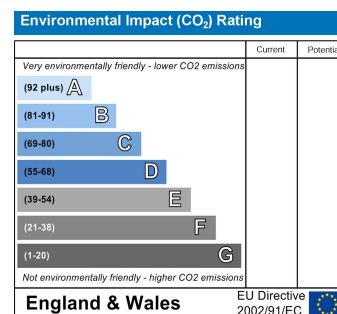
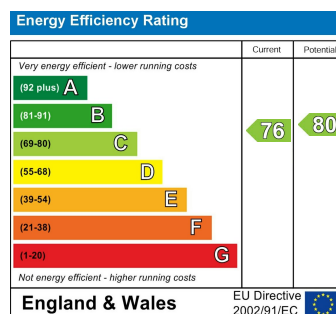
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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