

HoldenCopley

PREPARE TO BE MOVED

Redgates Court, Calverton, Nottinghamshire NG14 6LR

Guide Price £130,000

GUIDE PRICE: £130,000 - £140,000

LOCATION, LOCATION, LOCATION...

This deceptively spacious first-floor maisonette is nestled in a village location, offering a perfect balance of convenience and tranquility. Situated within close proximity to a variety of local amenities and excellent transport links, the property also boasts lovely views from its private balcony, providing an ideal spot to relax and unwind. Internally, the maisonette offers bright and airy accommodation, beginning with a porch and entrance hall. The modern fitted kitchen is both stylish and functional, while the generously sized living room provides a comfortable space for entertaining or relaxing. The property features two well-proportioned double bedrooms, both serviced by a three-piece bathroom suite. Externally, the property benefits from a garage, with additional parking available, ensuring practicality and ease of living. This maisonette is an excellent choice for anyone seeking a spacious home in a desirable village setting.

MUST BE VIEWED



- First Floor Maisonette
- Two Double Bedrooms
- Reception Room
- Modern Kitchen
- Balcony
- Modern Bathroom
- Well Presented Throughout
- Garage & Off Road Parking
- Village Location
- Must Be Viewed

ACCOMMODATION

Porch
The porch has UPVC double-glazed windows to the front and side elevation, tiled flooring and a UPVC single door providing access into the accommodation.

Entrance Hall
The entrance hall has carpeted flooring and stairs and a UPVC single door.

Landing
The landing has a UPVC double-glazed window to the side elevation, carpeted flooring and access into the loft.

Kitchen
9'8" x 8'6" (2.97m x 2.61m)
The kitchen has a range of fitted shaker style base and wall units with rolled edge worktops, a stainless steel sink with drainer and mixer taps, an integrated oven, a hob and extractor fan, a tiled splash back, space and plumbing for a washing machine, space for a fridge-freezer, a built-in cupboard, tile-effect flooring and a UPVC double-glazed window to the rear elevation.

Living Room
15'10" x 11'10" (4.85m x 3.63m)
The living room has carpeted flooring, wall-mounted light fixtures, a wall-mounted electric radiator, a wall-mounted electric fireplace, space for a table and chairs, UPVC double-glazed windows to the rear elevation and UPVC double French doors providing access out to the balcony.

Master Bedroom
14'9" x 9'3" (4.51m x 2.83m)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a wall-mounted electric radiator and coving.

Bedroom Two
11'4" x 8'11" (3.47m x 2.74m)
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a built-in storage cupboard and a wall-mounted electric radiator.

Bathroom
6'9" x 6'2" (2.08m x 1.90m)
The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed shower, tiled flooring and walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front
To the front of the property is a balcony.

Rear
To the rear of the property is a garage for one car and parking is available.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Electric 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 – No
Other Material Issues - No

DISCLAIMER
Council Tax Band Rating - Gedling Borough 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
Ground Rent in the year marketing commenced (EPA): £10
Property Tenure is Leasehold. Term: 999 years from 1 December 1968 Term remaining 942 years.

The information regarding the ground rent has been obtained from the vendor. 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.



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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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