

# HoldenCopley

PREPARE TO BE MOVED

Iona Gardens, Nottingham, Nottinghamshire NG5 9NT

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Guide Price £80,000

GUIDE PRICE £80,000 - £90,000

NO UPWARD CHAIN...

This one-bedroom first-floor maisonette is ideally located close to a variety of local amenities, including shops and excellent transport links, offering convenience and ease of access to the surrounding area. The property features an entrance hall that leads to a reception room, perfect for both relaxing and entertaining. The fitted kitchen is well-equipped and provides ample space for cooking and dining. The generously sized bedroom offers a comfortable retreat, and the three-piece bathroom suite is neatly designed. Outside, residents benefit from parking, ensuring convenience and ease for those with a car. This maisonette presents a fantastic opportunity for first-time buyers or those seeking a low-maintenance, well-positioned home.

MUST BE VIEWED





- First Floor Maisonette
- One Bedroom
- Reception Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Residents Parking
- Well-Connected Location
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has carpeted stairs and a single UPVC door providing access into the accommodation.

Landing

The landing has carpeted flooring, access into the loft and a built-in cupboard.

Living Room

13'8" x 10'10" (4.18m x 3.31m)

The living room has a UPVC double-glazed window, wood-effect flooring, a radiator, a wall-mounted feature fireplace, a TV point and a wall-mounted air conditioning unit.

Kitchen

12'6" x 8'9" (3.82m x 2.67m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker with an extractor hood, a sink with a drainer, space for an under the counter fridge, space and plumbing for a washing machine, wood-effect flooring, a radiator, partially tiled walls and a UPVC double-glazed window.

Bedroom

10'7" x 12'4" (3.25m x 3.78m)

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

Bathroom

7'6" x 6'5" (2.30m x 1.98m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with an electric shower, tiled flooring and walls, a radiator, a chrome heated towel rail and a UPVC double-glazed obscure window.

OUTSIDE

Outside there is a parking area for residents.

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 & 5G, some 3G 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  
Service Charge in the year marketing commenced (EPA): £25.78  
Property Tenure is Leasehold. Term: 125 years from 25 December 1982 Term remaining 82 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.

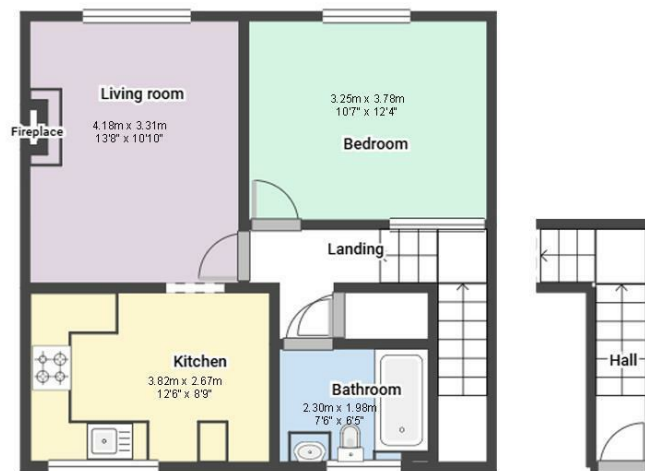
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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