

# HoldenCopley

PREPARE TO BE MOVED

Witney Close, Top Valley, Nottinghamshire NG5 9RD

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£125,000



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## GROUND FLOOR FLAT...

Situated in a convenient residential location, this well-presented ground-floor flat offers both comfort and practicality, with excellent access to local amenities, including shops, parks, and schools. The property has great transport links, with direct routes to Nottingham city centre, making it ideal for commuters. Inside, the flat features a stylish open-plan kitchen and living area, complete with a modern fitted kitchen and a cosy yet spacious lounge. There are two generously sized double bedrooms, one of which benefits from an en-suite bathroom, while the second bedroom is served by a full three-piece bathroom suite. Outside, residents can enjoy a communal garden space, as well as direct access to a patio seating area, perfect for relaxing outdoors. Additional benefits include an allocated parking space, ensuring added convenience.

MUST BE VIEWED







- Ground Floor Flat
- Two Double Bedrooms
- Modern Fitted Kitchen
- Open Plan Kitchen & Living Room
- Bathroom & En-Suite
- Allocated Parking
- Communal Garden Areas
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed











ACCOMMODATION

Entrance Hall

9'8" x 9'4" (2.95 x 2.87)

The entrance hall has carpeted flooring, a wall-mounted electric heater, an in-built storage cupboard, a wall-mounted security intercom, and a wood-effect door providing access into the accommodation.

Kitchen

13'4" x 10'3" (4.07 x 3.13)

The kitchen has fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan-neck tap and drainer, an integrated oven, an integrated hob with a splashback and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, wood-effect flooring, and two UPVC double-glazed windows to the side elevation.

Living Room

17'0" x 14'3" (5.19 x 4.35)

The living room has carpeted floors, two a wall-mounted electric heaters, recessed spotlights, a UPVC double-glazed window to the side elevation, and a UPVC double-glazed glass door providing access out to an outdoor patio seating area.

Master Bedroom

14'2" x 10'3" (4.34 x 3.14)

The master bedroom has carpeted flooring, a a wall-mounted electric heater, a UPVC double-glazed window to the side elevation, and access to the en-suite bathroom.

En-Suite

6'5" x 5'6" (1.98 x 1.70)

The en-suite has a low level dual flush W/C, a pedestal wash basin with a tiled splashback, an enclosed shower cabin with a wall-mounted handheld shower fixture, a chrome heated towel rail, wood-effect flooring, partially tiled walls, recessed spotlights, and an extractor fan.

Bedroom Two

10'6" x 9'5" (3.21 x 2.88)

The second bedroom has carpeted flooring, a wall-mounted electric heater, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'10" x 5'6" (2.09 x 1.70)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mixer tap, a chrome heated towel rail, wood-effect flooring, partially tiled walls, recessed spotlights, and an extractor fan.

OUTSIDE

Outside the property benefits from allocated parking and communal gardens along with secure building access.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
- 1000 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- 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 - 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.

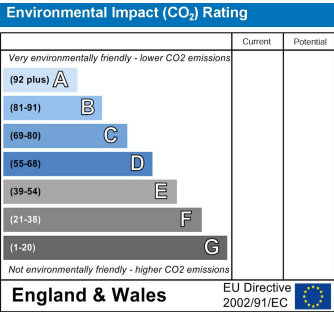
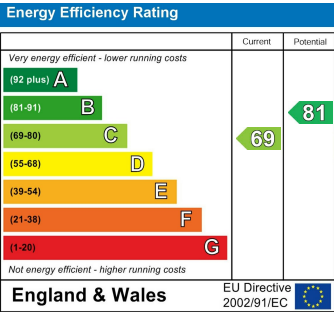
Service Charge and Ground Rent in the year marketing commenced (£PA): £2,381.56  
Property Tenure is Leasehold. Term: 125 years from 1 January 2007 - Term remaining 107 years.

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.

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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 licence 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.

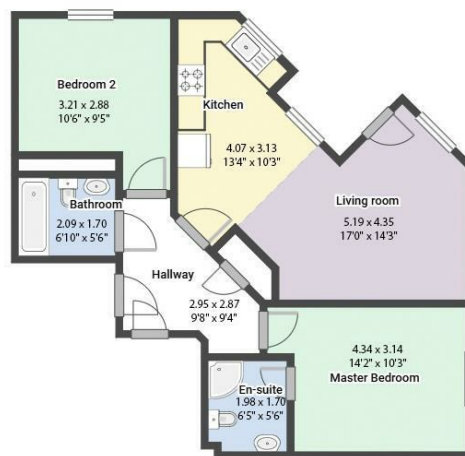
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available 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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