

# HoldenCopley

PREPARE TO BE MOVED

Abbotsbury Close, Rise Park, Nottinghamshire NG5 5BY

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£100,000



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## IDEAL FOR FIRST TIME BUYERS...

This one-bedroom first-floor flat is well-presented and would make the perfect purchase for a first-time buyer looking to step onto the property ladder. Perfectly positioned in a convenient location, the property is just a stone's throw from a range of local shops, excellent transport links, and the scenic open spaces of Bestwood Country Park. Internally, the accommodation is light and inviting throughout, comprising an entrance hall leading into a stylish shaker-style fitted kitchen, a reception room complemented by a feature fireplace, creating a warm and homely atmosphere, and a three-piece bathroom suite. The bedroom provides ample space for furniture and features fitted wardrobes, completing the layout of the accommodation. Outside, the property benefits from well-maintained communal gardens, on-street parking, and a private storage garage – ideal for additional storage needs.

## MUST BE VIEWED







- First Floor Flat
- One Bedroom
- Reception Room With Feature Fireplace
- Well Appointed Fitted Kitchen
- Three Piece Bathroom Suite
- Storage Garage
- Communal Gardens
- Well Connected Location
- Leasehold - Share Of Freehold
- Must Be Viewed











ACCOMMODATION

Entrance Hall

8\*0" x 3\*11" (2.46m x 1.21m)

The entrance hall has wood-effect flooring, a radiator, a built-in cupboard and a single UPVC door providing access into the accommodation.

Living Room

12\*0" x 13\*10" (3.68m x 4.23m)

The living room has a UPVC double-glazed window, carpeted flooring, a radiator and a feature fireplace with a surround.

Kitchen

9\*10" x 7\*10" (3.01m x 2.41m)

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

Bedroom

11\*11" x 9\*11" (3.64m x 3.03m)

The bedroom has a UPVC double-glazed window, carpeted flooring, a radiator and fitted floor to ceiling mirrored wardrobes.

Bathroom

5\*6" x 8\*0" (1.70m x 2.45m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, wood-effect flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window.

OUTSIDE

Outside there are communal gardens, on street parking and a storage garage.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 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 – Asbestos present but sealed and deemed to be safe

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 - Share Of Freehold

Service Charge in the year marketing commenced (£PA): £750

Property Tenure is Leasehold. Term: 999 years from 31 March 1985

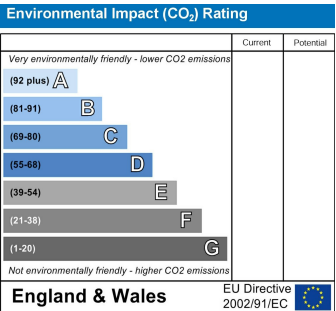
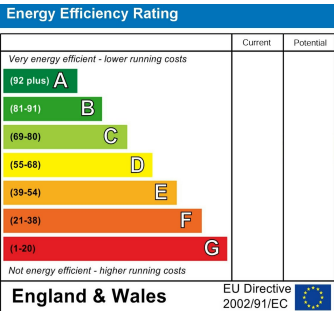
Term remaining 959 years.

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the 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 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.

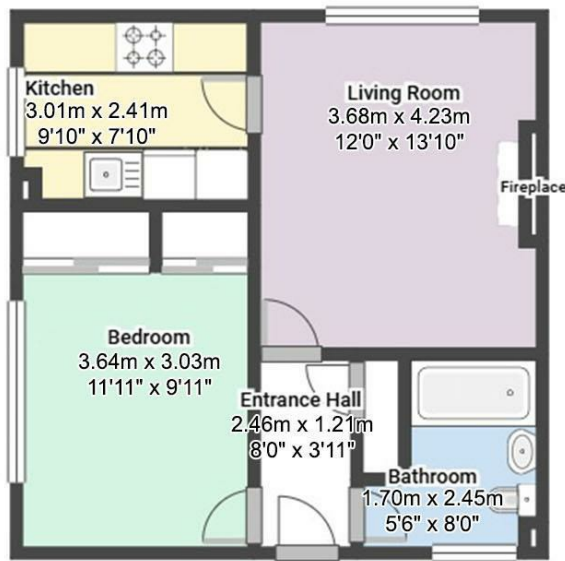
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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