

# HoldenCopley

PREPARE TO BE MOVED

Gilbert Close, Bestwood, Nottinghamshire NG5 5UR

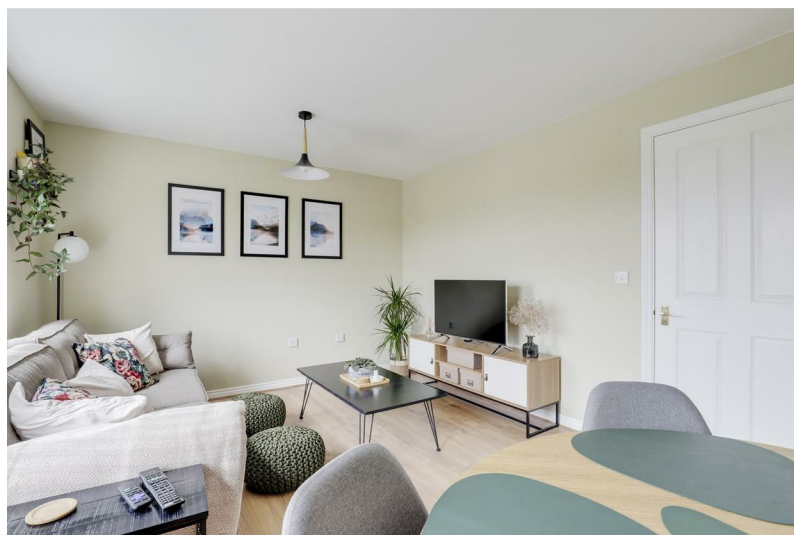
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£115,000

## NO UPWARD CHAIN...

Offered to the market with no upward chain, this well-presented second-floor flat represents an excellent opportunity for both first-time buyers and investors alike. Ideally positioned in the popular residential area of Bestwood, the property enjoys close proximity to a wide range of local amenities, including shops, cafés, eateries, and convenient public transport links, ensuring easy access to surrounding areas. Internally, the flat offers an entrance porch that opens into a spacious hallway that provides access to the accommodation. The modern fitted kitchen provides ample cupboard space and work surfaces, making it well-suited for everyday cooking needs. The spacious lounge/diner offers a comfortable and versatile living area, ideal for relaxing or hosting guests. Accommodation continues with two well-proportioned double bedrooms, both serviced by a contemporary three-piece bathroom suite. Externally, the front of the building benefits from attractively maintained communal gardens. To the rear, there is an allocated parking space offering convenient off-street parking for one vehicle.

## MUST BE VIEWED





- Second Floor Flat
- Two Double Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- HIVE Smart Heating
- Allocated Parking Space
- Communal Garden Area
- Convenient Location
- Must Be Viewed

ACCOMMODATION

**Porch**  
The porch has carpeted flooring, a fuse box and a single door providing access into the accommodation.

**Hallway**  
The hallway has wood-effect flooring, a radiator, a HIVE thermostat, a telecom, and a radiator.

**Lounge/Diner**  
The lounge/diner has wood-effect flooring, two radiators, TV point, and two UPVC double glazed windows.

**Kitchen**  
The kitchen has a range of fitted wall and base units with wood effect worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with gas hobs and an extractor fan, space for a fridge/freezer, space and plumbing for a washing machine and dishwasher, tiled flooring, partially tiled walls, a radiator, and a UPVC double glazed window.

**Master Bedroom**  
The main bedroom has carpeted flooring, a radiator, and a UPVC double glazed window.

**Bedroom Two**  
The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window.

**Bathroom**  
The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture, tiled flooring, a partially tiled walls, a heated chrome towel rail, and a UPVC double glazed window.

**OUTSIDE**  
Outside to the front is decorative communal gardens and to the rear is an allocated parking space

**ADDITIONAL INFORMAITON**  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas 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 – 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 in the year marketing commenced (EPA): £1079.71  
Ground Rent in the year marketing commenced (EPA): £20  
Property Tenure is Leasehold. Term: 150 years from 1 September 2003 - Term remaining 128 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.

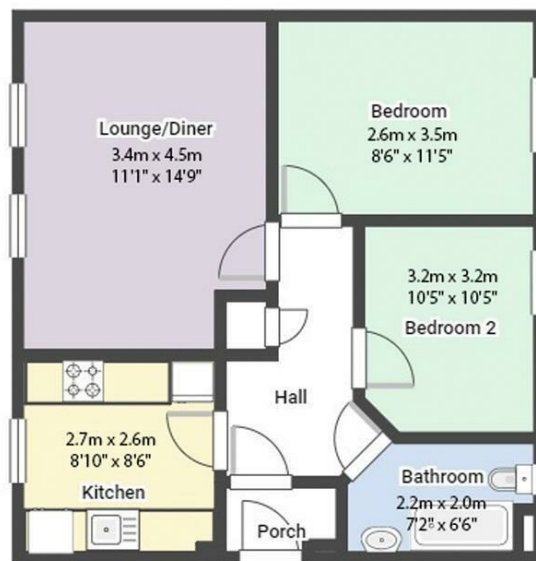
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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