

# HoldenCopley

PREPARE TO BE MOVED

The Cedars, Sherwood, Nottinghamshire NG5 3FP

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Guide Price £180,000 - £190,000



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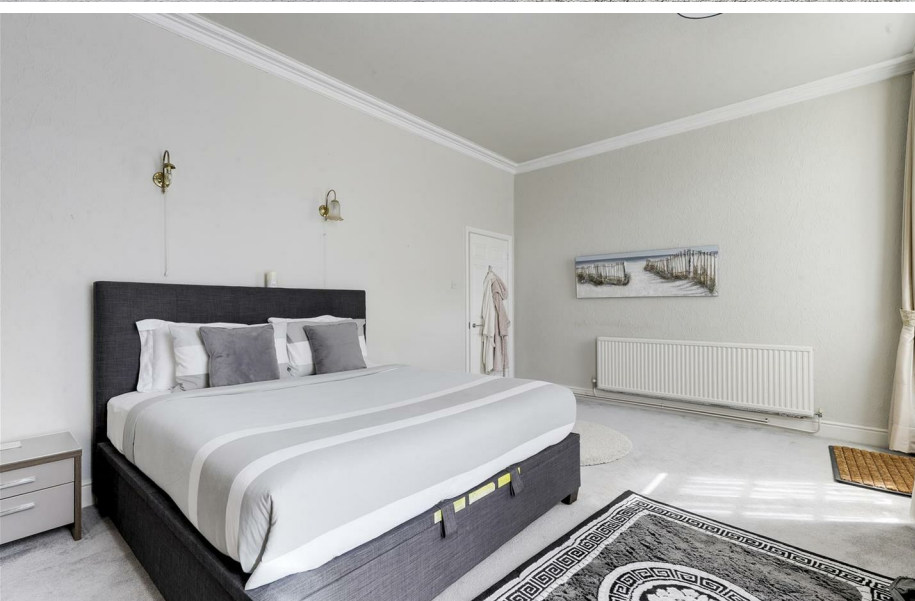
### STUNNING PERIOD FEATURES THROUGHOUT...

This charming two-bedroom ground-floor apartment, set within a Grade II listed building, offers a perfect blend of historical charm and modern convenience. Located in a popular area, the apartment enjoys proximity to local amenities, including shops, eateries, schools, and excellent transport links. The property greets you with a spacious entrance hall showcasing original features, including Grade II listed mouldings and high ceilings, which continue throughout the home. The bright and inviting living/dining room is highlighted by three floor-to-ceiling sash windows that fills the space with natural light. The well-appointed kitchen offers ample space for culinary needs. Both double bedrooms are generously sized, and are serviced by a unique three piece bathroom suite. Outside, residents have access to a beautifully maintained shared garden, and the property also provides off-road parking for up to two cars, enhancing its appeal. An external cellar is also available - handy for storing wines or seasonal items. The property also comes with a share of the freehold, providing added long-term value and control for the owner.

MUST BE VIEWED







- Grade II Listed Building
- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Living Room & Fitted Kitchen
- Three-Piece Bathroom Suite
- HIVE Smart Heating
- High Ceilings & Period Features
- Off-Street Parking & Communal Gardens
- Leasehold - Share Of Freehold
- Must Be Viewed











## ACCOMMODATION

### Entrance Hall

20'3" x 3'0" (6.18 x 0.93)

The entrance hall has carpeted flooring, a radiator, a HIVE thermostat, an intercom, a ceiling arch, and coving to the ceiling.

### Living Room

17'10" x 13'10" (5.46m x 4.23m)

The living room has carpeted flooring, two radiators, a wall-mounted fireplace, coving to the ceiling, a ceiling rose, and three full length single-glazed sash windows.

### Kitchen

14'0" x 10'5" (4.27m x 3.18m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink and a half with a swan neck mixer tap and a drainer, an integrated oven with a gas hob and an extractor fan, space and plumbing for a washing machine and dishwasher, space for an under counter fridge freezer, tiled flooring, partially tiled walls, a full length single-glazed sash window, and two single-glazed arched sash windows.

### Master Bedroom

17'6" x 13'3" (5.34m x 4.04m)

The main bedroom has carpeted flooring, fitted wall to wall mirrored sliding door wardrobes, a radiator, coving to the ceiling, a ceiling rose, a full length single-glazed sash window, and double French doors providing access outside.

### Bedroom Two

11'9" x 10'9" (3.60m x 3.30m)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, a wall-mounted Worcester combi-boiler, and a single-glazed sash window.

### Bathroom

11'4" x 7'11" (3.47m x 2.42m)

The bathroom has a low level dual flush W/C, a bidet, a dual sink vanity unit, a panelled bath with an electric wall-mounted shower fixture, tiled flooring, partially tiled walls, a radiator, coving to the ceiling, and a single-glazed sash window.

## OUTSIDE

Outside is access to off-road parking for up to two cars and access to shared gardens.

## ADDITIONAL INFORMATION

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) 220 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 – Grade II listing affects any external work and possibly internal structural alterations if required.

Other Material Issues – Recent extensive external maintenance programme covered paintwork, roof maintenance, masonry and windows.

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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): £1440

Ground Rent in the year marketing commenced (£PA): £1

Property Tenure is Leasehold. Term: 199 years from 1 October 1984 -

Term remaining 158 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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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.