

HoldenCopley

PREPARE TO BE MOVED

Wyton Close, Bestwood, Nottinghamshire NG5 5GW

£100,000

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CASH BUYERS ONLY...

Perfect for a range of buyers including first-time buyers, investors or those looking to downsize, this deceptively spacious two-bedroom ground floor flat is exceptionally well-presented throughout and offers a great alternative to a bungalow. The property benefits from a recently replaced boiler, a stylish new bathroom, and well-presented décor throughout, making it ready to move straight into. Situated just a stone's throw from the City Hospital and within easy reach of local shops, amenities and excellent transport links, the location is both convenient and well-connected. Internally, the accommodation comprises an entrance hall, a modern fitted kitchen open plan to a dining and living area, two double bedrooms, a contemporary bathroom and a separate WC. Outside, the property enjoys access to communal gardens and residents-only off-road parking.

MUST BE VIEWED





- Ground Floor Flat
- Two Double Bedrooms
- Fitted Kitchen & Dining Area
- Open Plan Living
- Newly Fitted Bathroom With Separate WC
- Storage Space
- Replaced Boiler
- Residents-Only Parking
- Communal Gardens
- Must Be Viewed





ACCOMMODATION

Entrance Hall

3*4" x 11*3" (1.02m x 3.45m)

The entrance hall has herringbone-style flooring and a single composite door providing access into the accommodation.

Hall

8*4" x 7*8" (2.55m x 2.35m)

The inner hall has continued herringbone-style flooring, a radiator, and two in-built cupboards.

Kitchen

14*0" x 12*0" (4.29m x 3.66m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a cooker, space for a fridge freezer, space and plumbing for a washing machine, a recently replaced wall-mounted boiler, tiled splashback, wood-effect flooring, a radiator, space for a dining table, a UPVC double-glazed window, and open plan to the living area.

Living Room

17*7" x 9*10" (5.37m x 3.01m)

The living room has a UPVC double-glazed window, wood-effect flooring, a radiator, and a TV point.

Master Bedroom

14*0" x 9*11" (4.27m x 3.03m)

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

Bedroom Two

10*10" x 9*11" (3.32m x 3.04m)

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

Bathroom

5*1" x 5*5" (1.57m x 1.67m)

The bathroom has a pedestal wash basin, a panelled bath with a handheld shower head, a wall-mounted electric shower fixture and a shower screen, partially tiled walls, vinyl flooring, a chrome heated towel rail, and a UPVC double-glazed obscure window.

WC

5*7" x 2*9" (1.71m x 0.85m)

This space has a low level dual flush WC, vinyl flooring, a tiled splashback, and a UPVC double-glazed obscure window.

OUTSIDE

Outside the property benefits from well-maintained communal gardens and residents-only parking.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – Section 156a via Nottingham City Council
- 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.

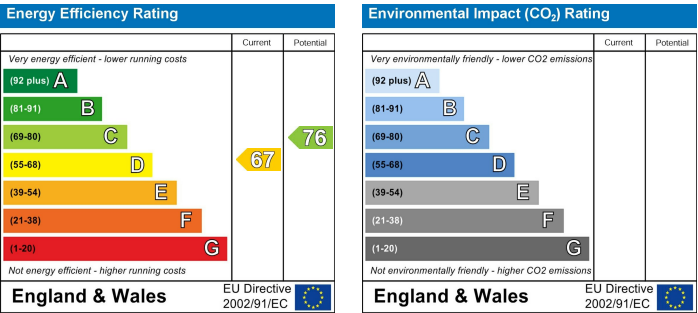
The vendor has advised the following:
Service Charge in the year marketing commenced (£PA): £375
Ground Rent in the year marketing commenced (£PA): £10
Property Tenure is Leasehold. Term: 94 years from 24th January 2019 - Term remaining 88 years.

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.

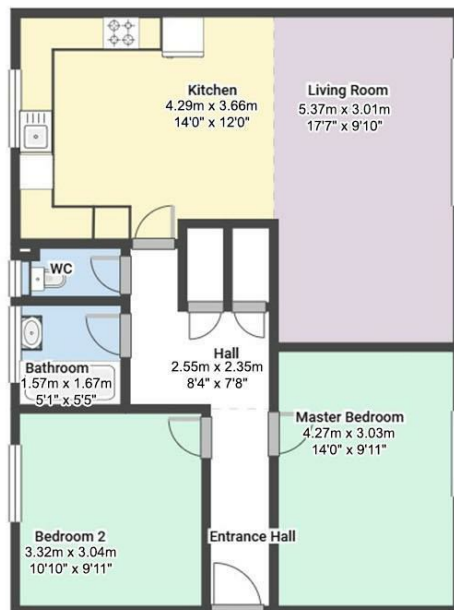
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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