

# HoldenCopley

PREPARE TO BE MOVED

Watermark Close, Carrington, Nottinghamshire NG5 1RJ

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Guide Price £120,000 - £135,000



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NO UPWARD CHAIN...

This well-presented two-bedroom first-floor flat is situated in a popular and convenient location just a stone's throw from local shops, excellent transport links, and Nottingham City Hospital, making it a fantastic opportunity for first-time buyers, investors, or even those looking to downsize. The accommodation is light and spacious throughout, boasting an entrance hallway, a open-plan kitchen and reception room complete with large windows and a Juliet balcony, flooding the space with natural light. The kitchen is fitted with a range of units and offers plenty of storage space. There are two generously sized double bedrooms, with the master benefiting from a en-suite shower room, along with a separate three-piece bathroom suite. Outside, the property benefits from an allocated parking space. This is an excellent opportunity to secure a well-located, low-maintenance home that offers both comfort and convenience, making it ideal for first-time buyers, professionals, or investors alike.

MUST BE VIEWED





- First Floor Flat
- Two Double Bedrooms
- Open Plan Kitchen & Reception Room
- Three Piece Bathroom & En-Suite
- Allocated Parking Space
- Close To Local Amenities
- Boiler With 8 Years Warranty Remaining
- Popular Location
- No Upward Chain
- Must Be Viewed











ACCOMMODATION

Hallway

11'10" x 9'6" (3.62 x 2.92)

The hallway has carpeted flooring, a radiator, a wall-mounted phone intercom, a built-in cupboard and a single door providing access into the accommodation.

Open Plan Kitchen-Lounge-Diner

19'7" x 12'9" (5.99 x 3.90)

This space has fitted base and wall units with a worktop, an integrated oven, a sink and a half with a drainer and a swan neck mixer tap, a gas hob, space and plumbing for a washing machine, a fridge, vinyl and carpeted flooring, two radiators, a partially tiled wall, UPVC double-glazed windows and a single UPVC door to the Juliet balcony.

Master Bedroom

13'1" x 10'9" (3.99 x 3.29)

The main bedroom has a UPVC double-glazed window, carpeted flooring, a radiator and access into the en-suite.

En-Suite

5'6" x 5'5" (1.68 x 1.66)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, vinyl flooring, a radiator, an electric shaving point, partially tiled walls and an extractor fan.

Bedroom Two

10'2" x 9'6" (3.10 x 2.90)

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

Bathroom

7'11" x 5'6" (2.42 x 1.68)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, vinyl flooring, a radiator, partially tiled walls, an electric shaving point and an extractor fan.

OUTSIDE

Outside there is an allocated parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Standard - 19 Mbps (Highest available download speed) 1 Mbps (Highest available upload speed)

Phone Signal – All 4G & 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 – The exterior of the building does have wooded cladding. This was recently assessed and a PAS 9980 review completed which identified the risk as tolerable. However, the developer (Persimmon) has decided to complete rectification measures involving removing the cladding, installing fire barriers and re-installing new cladding. Works are due to start later this year with planned completion by Spring/Summer 2026. All costs are being covered by the developer with no contributions required from leaseholders.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough 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:

Service Charge in the year marketing commenced (£PA): £1,843.97

Ground Rent in the year marketing commenced (£PA): £125

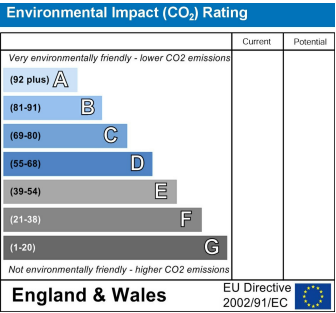
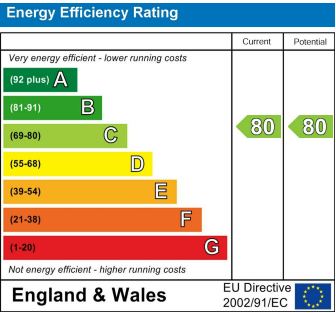
Property Tenure is Leasehold. Term: 125 years from 1st January 2010 - Term remaining 110 years.

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 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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