

HoldenCopley

PREPARE TO BE MOVED

Edison Way, Arnold, Nottinghamshire NG5 7NJ

Guide Price £130,000 - £140,000

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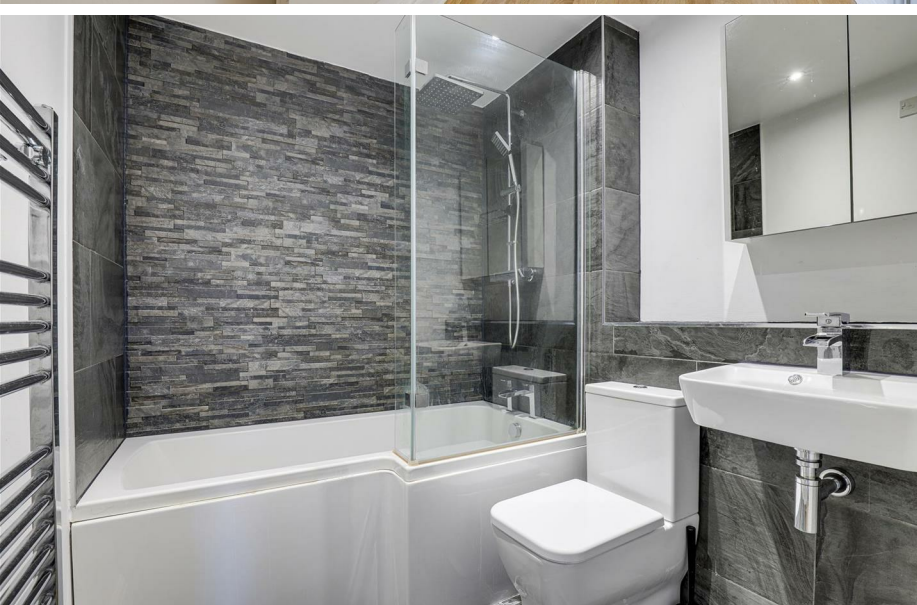
GUIDE PRICE £130,000 - £140,000

NO UPWARD CHAIN...

This well-presented second floor apartment is offered to the market with no upward chain and provides generous living space that will appeal to both first-time buyers and investors. Positioned in the ever-popular area of Arnold, the property enjoys a convenient setting surrounded by a wide range of local amenities including shops, cafés, restaurants and excellent transport links which provide straightforward access into Nottingham City Centre. The accommodation is arranged to offer both comfort and practicality, beginning with a welcoming entrance hall that leads into a bright and airy open plan living and kitchen area, creating an ideal space for everyday living and entertaining. There are two well-proportioned double bedrooms, each providing ample room for furnishings, and the layout is completed by a modern three-piece bathroom suite. Outside, the property benefits from secure entry into the building for additional peace of mind, along with an allocated parking space.

MUST BE VIEWED





- Second Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen Living
- Three Piece Bathroom Suite
- Off Road Parking
- Secure Building Access
- Communal Gardens
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Entrance Hall

12'7" x 3'11" (3.86m x 1.21m)

The entrance hall has laminate flooring, a wall mounted electric heater, a wall mounted intercom system, an in-built cupboard, and a door providing access into the accommodation.

Living Room

18'6" x 16'10" (5.66m x 5.14m)

The living room has a UPVC double glazed window, two wall-mounted heaters, wood-effect flooring, and access into the kitchen.

Kitchen

6'6" x 8'0" (1.99m x 2.46m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and mixer taps, an integrated oven with an electric hob and an extractor hood, an integrated washing machine, space for a fridge freezer, recessed spotlights, tiled splashback, and tiled flooring.

Master Bedroom

9'4" x 10'0" (2.85m x 3.07m)

The main bedroom has a UPVC double glazed window, a wall-mounted heater, fitted wardrobes, and carpeted flooring.

Bedroom Two

8'11" x 10'10" (2.73m x 3.31m)

The second bedroom has a UPVC double glazed window, a wall-mounted heater, fitted wardrobes, and carpeted flooring.

Bathroom

6'6" x 6'2" (1.99m x 1.90m)

The bathroom has vinyl flooring, a low level flush WC, a wall-mounted wash basin , a panelled bath with a wall-mounted rainfall and handheld shower fixture with a shower screen, a heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Outside the property benefits from allocated parking, secure access into the building and communal garden areas

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B
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 Leashold
Service Charge in the year marketing commenced (£PA): £1,432.00
Ground Rent in the year marketing commenced (£PA): £150.00
Property Tenure is Leasehold. Term : 125 years from 1 January 2003 Term remaining 103 years.

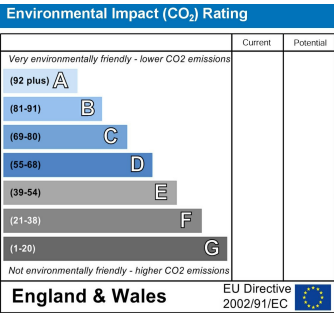
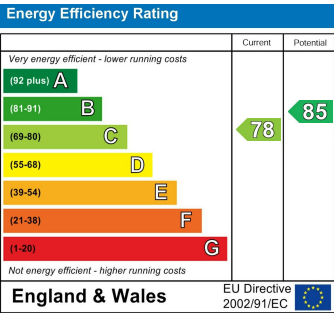
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

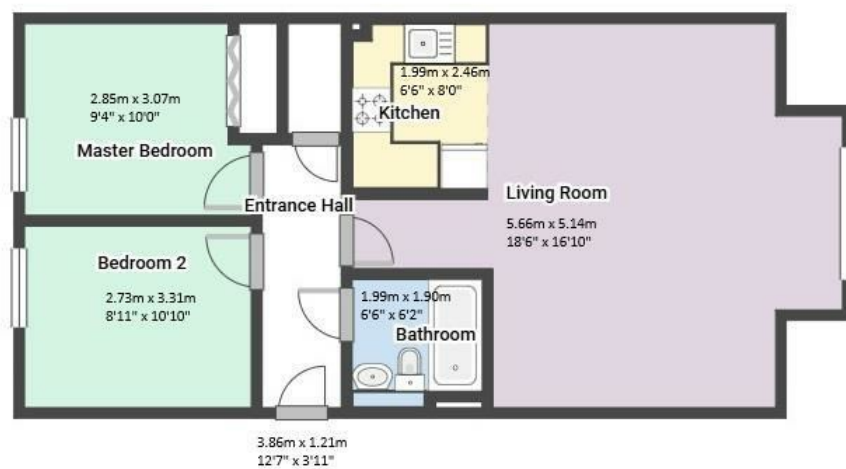
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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