

# HoldenCopley

PREPARE TO BE MOVED

Milton Court, Sherwood, Nottinghamshire NG5 2NS

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Guide Price £130,000 - £160,000

GUIDE PRICE - £130,000 - £140,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this two-bedroom first-floor maisonette presents a fantastic opportunity for a variety of buyers. Situated in a popular location, it is within easy reach of local amenities, including shops, schools, and excellent transport links. The property offers an inviting entrance hall leading to a bright reception room with access to a private balcony. A fitted kitchen provides everything you need for your culinary needs, while two double bedrooms and a stylish bathroom complete the accommodation. Externally, the property benefits from off-road parking, access to a garage, and a paved patio area to the rear, ideal for enjoying the outdoors.

MUST BE VIEWED!





- First Floor Maisonette
- Two Double Bedrooms
- Reception Room With Balcony
- Fitted Kitchen
- Stylish Bathroom
- Off-Road Parking & Garage
- Garden Area
- No Upward Chain
- Popular Location
- Must Be Viewed

ACCOMMODATION

**Entrance Hall**  
9'8" max x 7'5" (2.95m max x 2.27m)  
The entrance hall has laminate wood-effect flooring, ceiling coving, access to the loft and a single UPVC door providing access into the accommodation.

**Living Room**  
15'1" x 10'0" (4.62m x 3.07m)  
The living room has laminate wood-effect flooring, ceiling coving, a decorative mantelpiece, a UPVC double-glazed window to the front elevation and a single UPVC door providing access to the balcony

**Balcony**  
7'10" x 2'10" (2.41m x 0.88m)

**Kitchen**  
11'2" x 8'5" (3.41m x 2.58m)  
The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a drainer and a mixer tap, an integrated oven & gas ring hob, space and plumbing for a washing machine, a wall-mounted boiler, partially tiled walls, laminate wood-effect flooring and two UPVC double-glazed windows to the front and side elevations.

**Master Bedroom**  
13'7" x 10'0" (4.15m x 3.05m)  
The main bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

**Bedroom Two**  
9'10" x 7'2" (3.00m x 2.20m)  
The second bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

**Shower Room**  
5'8" x 5'7" (1.75m x 1.71m)  
The shower room has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, tiled walls and flooring, a radiator and a UPVC double-glazed obscure window to the side elevation.

**OUTSIDE**  
Outside there is access to a paved patio seating area. There is also access to off-street parking and access to the garage.

Garage

**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

Ground Rent in the year marketing commenced (EPA): £10  
Property Tenure is Leasehold, Term: 999 years from 8th November 1963 Term remaining 937 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.

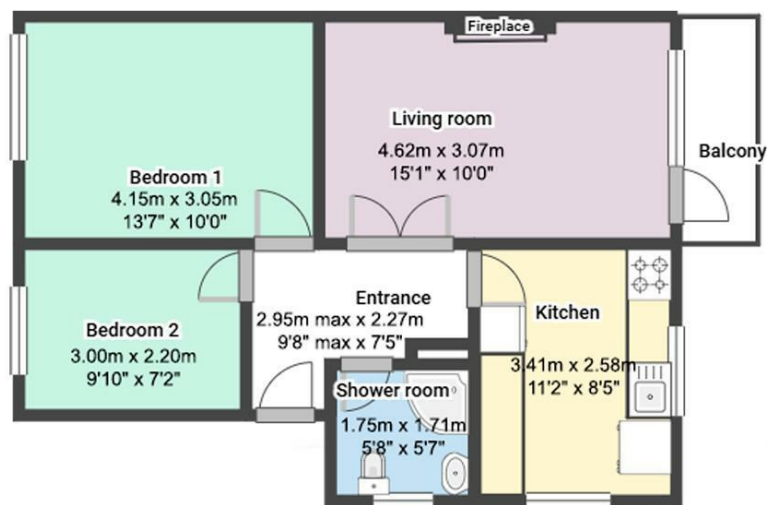
ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Septic Tank – No  
Broadband – Openreach  
Broadband Speed - Superfast Broadband available with the highest download speed at 32Mbps & Highest upload speed at 6Mbps  
Phone Signal – Good coverage of Voice, 3G & 4G  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.  
Other Material Issues – No



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**HoldenCopley**  
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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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