

# HoldenCopley

PREPARE TO BE MOVED

Wyton Close, Bestwood, Nottinghamshire NG5 5GX

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£80,000

## NO UPWARD CHAIN...

This one-bedroom first-floor apartment offers an excellent opportunity for cash buyers or investors seeking a conveniently located property with strong potential. Ideally positioned, it sits within easy walking distance of the City Hospital, a range of local shops and amenities, and enjoys excellent public transport links providing quick access to the city centre. Inside, the apartment features a bright and spacious open-plan living area with a modern fitted kitchen, creating an inviting space for both relaxing and entertaining. The bedroom is generously sized, offering ample room for furnishings, while the bathroom includes a contemporary three-piece suite. Externally, the property benefits from allocated parking, adding to its practicality and appeal. This apartment would make an ideal first-time purchase or a sound addition to any investment portfolio.

MUST BE VIEWED





- Ground Floor Apartment
- One Bedroom
- Living Room
- Fitted Kitchen
- Three-Piece Shower Room
- Allocated Parking
- Leasehold
- No Upward Chain
- Cash Buyers
- Must Be Viewed

ACCOMMODATION

Entrance Hall

3'11" x 7'10" (1.21m x 2.41m)

The entrance hall has carpeted flooring, an in-built storage cupboard, a radiator, a wall-mounted telephone intercom system, and a single composite door to providing access into the accommodation.

Living Room

10'0" x 12'10" (3.05m x 3.92m)

The lounge/diner has carpeted flooring, coving to ceiling, two radiators, two UPVC double-glazed windows to the side elevations, and open access to the kitchen.

Kitchen

15'7" x 6'10" (4.75m x 2.08m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and taps, space and plumbing for a washing machine, space for a fridge/freezer, space for a freestanding cooker, and a UPVC double-glazed window to the side elevation.

Bedroom

9'10" x 13'8" (3.00m x 4.17m)

The bedroom has carpeted flooring, a fitted wardrobe with mirrored sliding doors, a radiator and UPVC double-glazed window to the side elevation.

Shower Room

5'5" x 7'10" (1.66m x 2.40m)

The shower room has a low-level concealed dual flush W/C, a vanity-style wash basin with a storage unit and a mixer tap, walk-in shower with a rainfall and handheld shower fixture, fitted shelves, wood-effect flooring, a radiator and a UPVC double-glazed window to the side elevation.

OUTSIDE

To the outside is communal areas, and an allocated parking space.

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 1000Mbps and Upload Speed 100Mbps

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 - 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

Service Charge in the year marketing commenced (EPA): £618.86

Ground Rent in the year marketing commenced (EPA): £10

Property Tenure is Leasehold. Term : 88 years from 11th February 2019 Term remaining 82 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

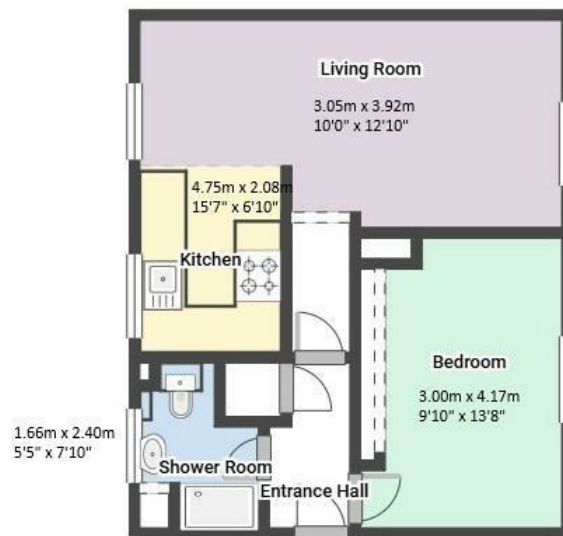
services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies.

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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