

# HoldenCopley

PREPARE TO BE MOVED

Winterton Rise, Bestwood, Nottinghamshire NG5 5NU

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Guide Price £70,000 - £80,000

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NO UPWARD CHAIN...

This one-bedroom ground floor flat is offered to the market with no upward chain and offers plenty of potential throughout, making it an ideal purchase for a first-time buyer, downsizer or investor alike. The property is situated in a convenient location close to a range of local amenities, transport links and within easy reach of the City Hospital, ensuring everything you need is within easy access. The accommodation comprises an entrance hall, a fitted kitchen, a spacious living and dining room, a double bedroom, and a three-piece bathroom suite. Outside, the property benefits from on-street parking to the front, well-maintained communal gardens, and a private outhouse providing useful storage space. With its great location and scope to add value, this flat presents an excellent opportunity for anyone looking to put their own stamp on a property.

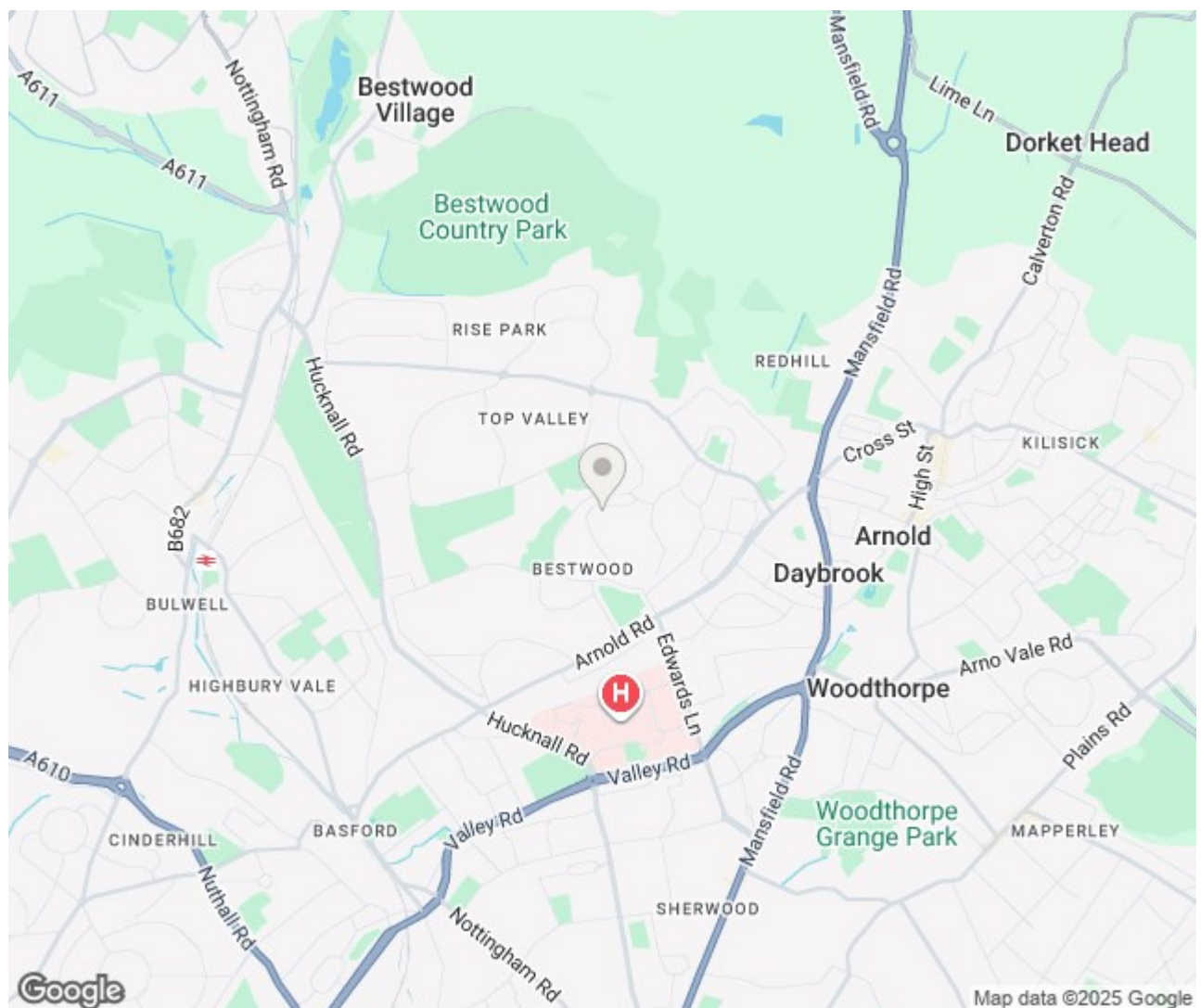
MUST BE VIEWED





- Ground Floor Flat
- Double Bedroom
- Fitted Kitchen
- Good-Sized Living Room
- Three-Piece Bathroom Suite
- Outhouse For Storage
- Communal Gardens
- Leasehold
- Close To Local Amenities
- Must Be Viewed





ACCOMMODATION

Entrance Hall

10'7" x 7'9" (max) (3.24m x 2.38m (max))  
The entrance hall has wood-effect flooring, an in-built cupboard, wall-mounted coat hooks, a radiator, and a single door providing access into the accommodation.

Cupboard in Entrance

3'4" x 1'7" (1.04m x 0.50m)

Kitchen

9'5" x 7'4" (2.89m x 2.24m )  
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for various appliances, partially tiled walls, a radiator, and a UPVC double-glazed window.

Living/Dining Room

13'11" x 12'4" (max) (4.26m x 3.76m (max))  
This room has a UPVC double-glazed window, exposed flooring, a radiator, and a fitted mantelpiece with a tiled hearth.

Bedroom

13'11" x 9'7" (4.25m x 2.93m )  
The bedroom has a UPVC double-glazed window, exposed flooring, and a radiator.

Bathroom

6'8" x 6'0" (max) (2.04m x 1.83m (max))  
The bathroom has a low level dual flush WC, a vanity unit wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, fully tiled walls, exposed flooring, a wall-mounted mirrored cabinet, and a UPVC double-glazed obscure window.

OUTSIDE

Outside of the property are communal gardens and access into a private outhouse for storage.

Outhouse

3'5" x 3'2" (1.05m x 0.97m )

ADDITIONAL INFORMATION

- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 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 Area - Very low risk
- Non-Standard Construction – No

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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.

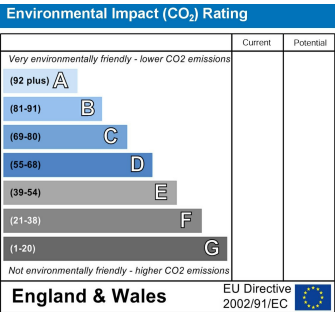
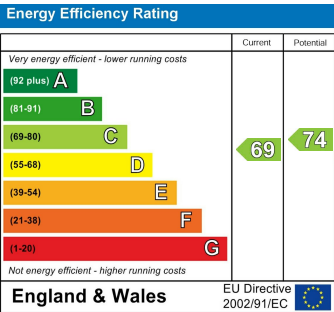
The vendor has advised the following:  
Ground Rent in the year marketing commenced (£PA): £10 (TBC - there will be a communal charge which we will confirm for lighting external caretaking and garden maintenance)  
Property Tenure is Leasehold. Term: 125 years from 1 January 2003 Term remaining 89 years.

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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**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

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