

HoldenCopley

PREPARE TO BE MOVED

Towyn Court, Bestwood, Nottinghamshire NG5 9HW

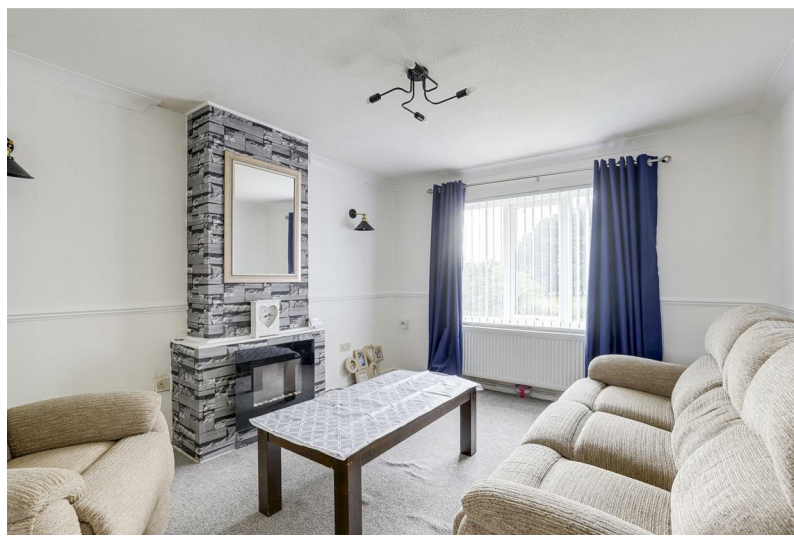
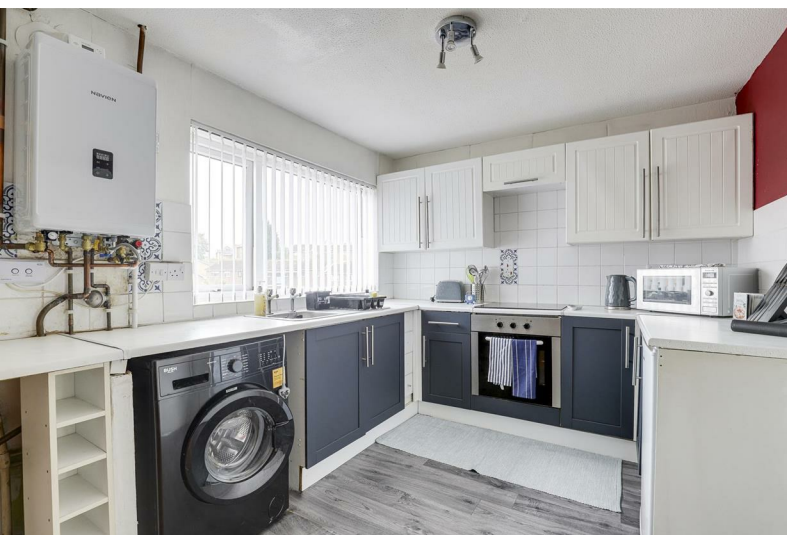
Guide Price £60,000 - £90,000

GUIDE PRICE: £60,000 - £70,000

NO UPWARD CHAIN

This one-bedroom maisonette is ideal for a variety of buyers and is offered to the market with no upward chain. The accommodation comprises an entrance hall with stairs leading to the first floor, where you will find a spacious living room, a fitted kitchen with ample space for a dining area, and a double bedroom serviced by a three-piece bathroom suite. Externally, the property benefits from access to a shared, low-maintenance courtyard and convenient on-street parking. Situated in a popular residential area, this home is ideally positioned close to local shops, amenities, and schools, with excellent transport links providing easy access into Nottingham city centre.

MUST BE VIEWED



- Maisonette
- One Double Bedroom
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Shared Low-Maintenance Courtyard
- On-Street Parking
- No Upward Chain
- Excellent Transport Links
- Must Be Viewed

GROUND FLOOR

Entrance Hall

3'1" x 2'10" (0.95m x 0.87m)

The entrance hall has carpeted flooring and a UPVC door providing access into the accommodation.

FIRST FLOOR

Landing

6'3" max x 5'7" (1.93m max x 1.72m)

The landing has carpeted flooring, coving to the ceiling, a radiator, access to the loft, an in-built cupboard, and provides access to the first-floor accommodation.

Living Room

13'6" x 10'8" (4.13m x 3.27m)

The living room has carpeted flooring, a dado rail, coving to the ceiling, a radiator, a fireplace, and a UPVC double-glazed window to the rear elevation.

Kitchen

12'11" x 8'7" (3.95m x 2.63m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, an integrated oven and ceramic hob, a tiled splashback, an undercounter fridge, a washing machine, a radiator, a wall-mounted boiler, wood-effect flooring, and a UPVC double-glazed window to the front elevation.

Bedroom

12'5" x 10'6" (3.81m x 3.21m)

The bedroom has carpeted flooring, coving to the ceiling, a radiator, an internal window looking into the landing, and a UPVC double-glazed window to the front elevation.

Bathroom

7'2" x 5'9" (2.19m x 1.77m)

The bathroom has a low-level dual-flush W/C, a pedestal wash basin, a panelled bath, a radiator, tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Outside the property is a shared courtyard with brick wall and iron fence boundaries. Additionally, there is access to on-street parking.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, CityFibre, Openreach
Broadband Speed - Ultrafast available - 1000 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 – No flooding in the past 5 years+
Flood Risk Area - Very Low
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.

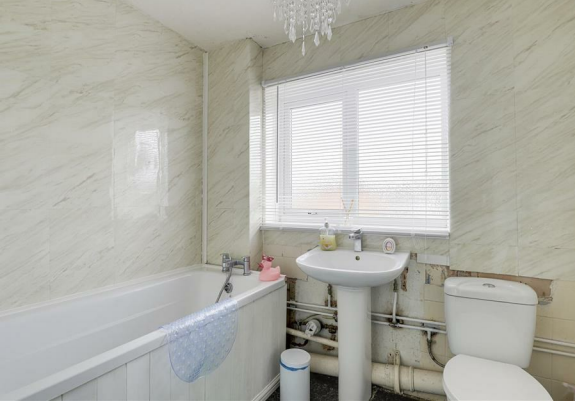
The vendor has advised the following:
Property Tenure is Leasehold
Service Charge in the year marketing commenced (EPA): N/A
Ground Rent in the year marketing commenced (EPA): £9216
Property Tenure is Leasehold, Term: 125 years from 23 March 1982 Term remaining 82 years.

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.

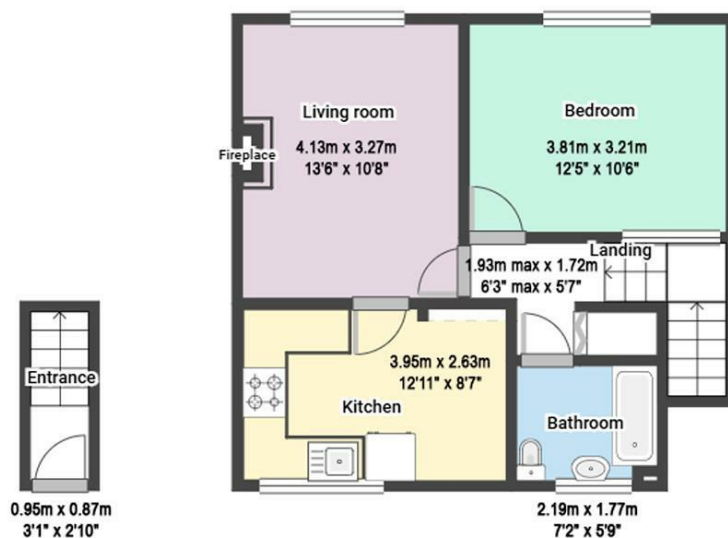
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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