

HoldenCopley

PREPARE TO BE MOVED

Stockdale Close, Nottingham, NG5 9PB

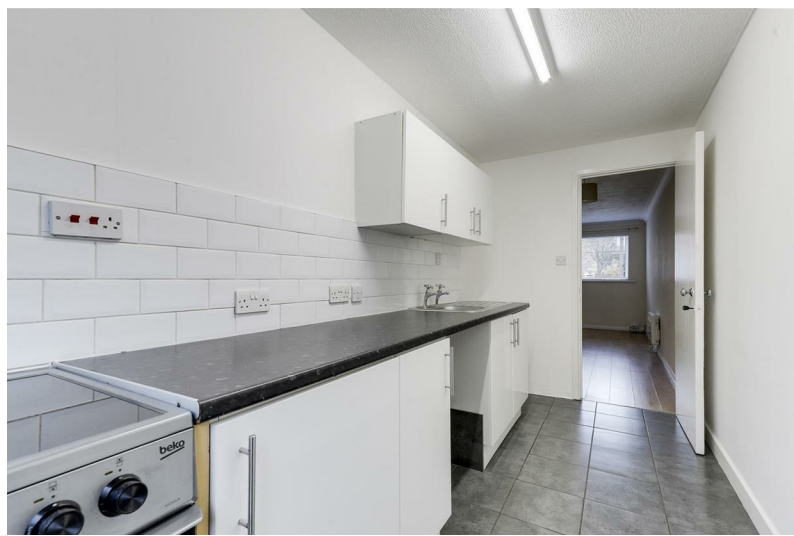
Guide Price £110,000 - £120,000

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NO UPWARD CHAIN...

This ground floor one-bedroom apartment presents an ideal opportunity for both new and seasoned investors and first time buyers and being sold with no upward chain. Located in a small block of just eight apartments, it's conveniently close to local shops, restaurants, and excellent transport links into Nottingham City Centre. Inside, the apartment features an entrance hall leading to a spacious living room, a fitted kitchen with direct access to the rear garden, and an inner hallway connecting to a double bedroom with fitted wardrobes. There is also a modern three-piece bathroom suite. Outside, the property benefits from an enclosed garden with a patio area, lawn, shed, and a variety of plants, shrubs, and bushes. Additional features include allocated parking and a fenced boundary, offering both privacy and practicality.

MUST BE VIEWED



- Ground Floor Flat
- Double Bedroom
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Garden
- Off-Street Parking
- Leasehold
- Ideal For First Time Buyers
- Must Be Viewed

ACCOMMODATION

Entrance Hall

3'11" x 3'4" (1.20 x 1.04)

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

Living Room

17'1" x 11'8" (5.23 x 3.56)

The living room has a UPVC double glazed window to the front elevation, coving to the ceiling, a wall-mounted electric heater, and wood-effect flooring.

Kitchen

13'5" x 5'7" (4.11 x 1.72)

The kitchen has fitted base and wall units with a worktop, a stainless steel sink with taps and a drainer, space for a freestanding cooker, space and plumbing for a washing machine, an obscure window to the rear elevation, tiled splashback, tiled flooring, and a door opening to the rear garden.

Inner Hallway

8'11" x 2'11" (2.74 x 0.90)

The inner hallway has a wall-mounted electric heater, and tiled flooring.

Bedroom

11'9" x 9'4" (3.59 x 2.86)

The bedroom has a UPVC double glazed window to the rear elevation, fitted wardrobes, a wall-mounted electric heater, and wood-effect flooring.

Bathroom

6'2" x 4'11" (1.88 x 1.50)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

To the outside of the property is an enclosed garden with a patio area, a lawn, a shed, various plants, shrubs and bushes, allocated parking, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heaters – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

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 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 N/A

Ground Rent in the year marketing commenced N/A

Property Tenure is Leasehold. Term : 999 years from 17 December 1982 Term remaining 956 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.





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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