



Park View Arnold Lane
Gedling Nottingham

burchell
edwards

Park View Arnold Lane Gedling Nottingham NG4 4HF

for sale
£106,200



Property Description

Longhurst Group are pleased to offer Plot 555 a two bedroom shared ownership home on the Park View development in Gedling.

Park View is a development of new homes situated just outside the Nottingham suburb of Gedling which has a good range of amenities nearby.

Gedling has a handy Sainsburys local just a short walk from your front door and a great selection of shops, supermarkets, restaurants and pubs. The town provides plenty of open space bordering on to Gedling Country Park. The location is also ideal for exploring Nottingham just 5 miles away and other local cities such as Derby and Leicester. As well as being close to a variety of tourist attractions such as the Peak District and Sherwood Forest.

Location

The charming residential area of Gedling is an ideal spot for our Park View development. Everything you need for daily living is conveniently nearby. Just a short walk away, there's a Sainsbury's Local, and in the centre of Gedling, you'll find a variety of shops, a Coop supermarket, restaurants, and a pub. A few miles away, Arnold offers a bustling market town experience with popular high street brands, independent stores, banks, pubs, restaurants, a leisure centre, and a theatre. Alternatively, visit Victoria Retail Park in nearby Netherfield, where you'll find M&S Food, Next, Argos, Boots, and more.

When you're looking to explore, Nottinghamshire offers many attractions for a day out, from theme parks to country parks, stately homes to exciting activities. Woodthorpe Grange Park, less than a ten-minute drive away, features a 19th-century Grade II listed manor house, an 18-hole pitch and putt course, tropical house, formal gardens, and more, making it a great family destination. Wollaton Hall, a 16th-century Elizabethan mansion with beautiful gardens, parkland, and a natural history museum, is

less than ten miles away.

Schools And Education

Along with the notable Nottingham and Loughborough universities the development also benefits from a wide choice in schools for all ages including the following: Stanhope Primary, Haddon Primary and Nursery, Phoenix Infant and Nursery and All Hallows C of E Primary schools are all close to home. For older children, Carlton le Willows Academy and Wheldon School Sports College are near.

Transport

The property is conveniently located for access to Nottingham City Centre & surrounding areas, Mansfield, Derby and Leicester. With good links to the A46, M1, A60 & M42 as well as the East Midlands Airport further enhances the accessibility of the property making it ideal for commuting.

Example Shares

Property is advertised at 45% share:
Property Value = from £106,200 and monthly rent of £347.90*

10% share value
Property value = from £23,600 and monthly rent of £537.19*

55% share value
Property value = from £129,800 and monthly rent of £293.82*

65% share value
Property value = from £153,400 and monthly rent of £239.73*

75% share value
Property value = from £177,000 and monthly rent of £185.65

100% Plot Value is £236,000

2.56m x 4.03m (8' 5" x 13' 3")

*Total Rent Includes Buildings Insurance and Management charges.

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Shared Ownership Eligibility

Longhurst Group is offering a unique opportunity to purchase a new home here through Shared Ownership. Thanks to this scheme, you can own your own home with a lower deposit than is required to buy outright or with other buying schemes.

In order to submit an application for a shared ownership home, you'd need to consider the following criteria.

Do you currently own another property that isn't being sold?

Is your total combined household income within £80,000 per annum?

Disclaimer

The brochure has been prepared from plans and computer generated image differences may apply.

Sizes may vary from plot plans.

EPC rating B

Room Sizes

Kitchen/ dining room
3.36m x 3.09m (11'11" x 10'1")

Living Room
3.73m x 4.03m (12' 3" x 13' 3")

Bedroom 1
2.69m x 4.03m (8' 10" x 13' 3")

Bedroom 2

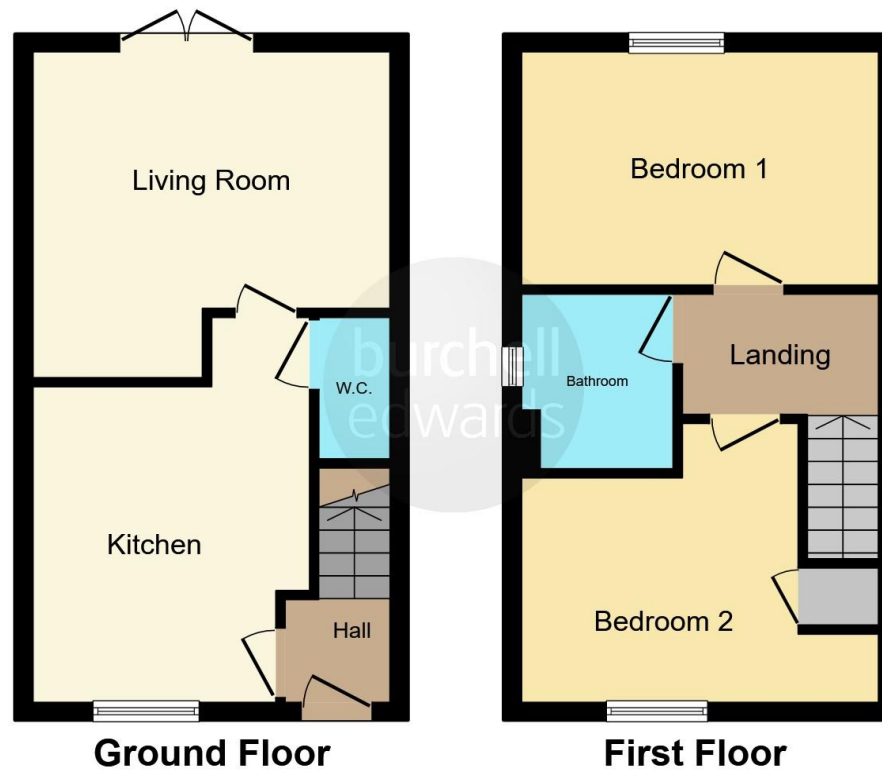






- The Kendal**
3 bedroom home
- The Caddington**
3 bedroom home
- The Windsor**
3 bedroom home
- The Staveley**
3 bedroom home
- The Tweed**
4 bedroom home
- The Hardwick**
4 bedroom home
- The Camellia**
4 bedroom home
- Affordable Homes**
- Shared Ownership**
- Sales Centre**
Plot 429
- Showhome**
Plot 430
- Digby House**
2 bedroom apartments
- Alder House**
2 bedroom apartments
- The Harland**
2 bedroom home
- The Lockwood**
2 bedroom home
- The Baysdale**
2 bedroom home
- The Kentmere**
3 bedroom home
- The Waldon**
3 bedroom home
- The Coniston**
3 bedroom home
- The Whitewater**
3 bedroom home
- The Weaver**
3 bedroom home
- The Lambley**
3 bedroom home
- The Bradshaw**
3 bedroom home
- The Steeton**
3 bedroom home
- The Arnold**
4 bedroom home
- The Ryebank**
4 bedroom home
- The Sherwood**
4 bedroom home
- The Hoveton**
4 bedroom home
- The Egford**
4 bedroom home





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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 NOTTINGHAM NG15 7AX

EPC Rating: Exempt

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/HUK104112

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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