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nottingham
NG15 7HJ

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Sales & Lettings

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**5 PATON COURT
CALVERTON
NOTTINGHAMSHIRE
NG14 6RL**



OFFERS OVER £130,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Leasehold

- Ground Floor Flat
- Two Bedrooms
- Modern Kitchen
- Family Bathroom
- Allocated Parking
- Modern Estate
- Close To Local Amenities

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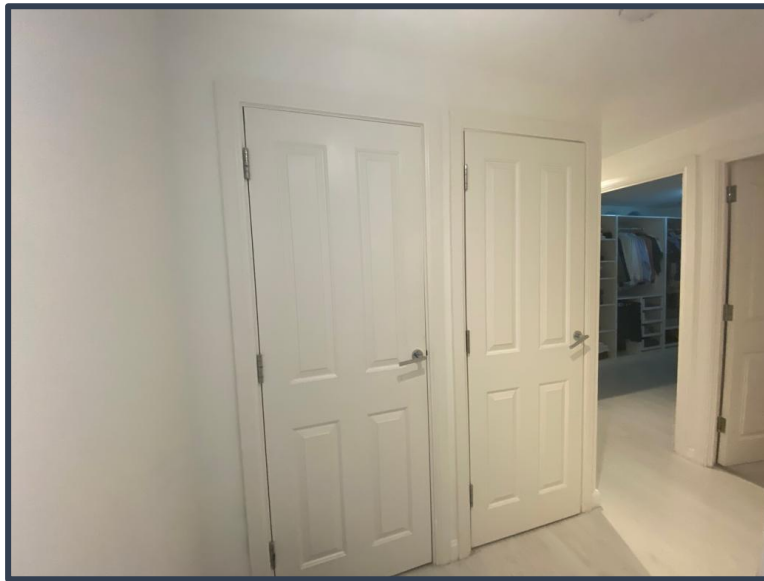
This beautifully presented two bedroom, ground floor flat is located in a quiet cul de sac location in a popular area of Nottingham.

The property offers a spacious modern kitchen/living space, two bedrooms with an ensuite to the master and a family bathroom. Outside there is a designated parking space.

Entrance door into:

HALLWAY

With access to all the room, storage cupboard, power and ceiling light points.



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KITCHEN/LIVING ROOM

12'6" x 21'8" A spacious family room with UPVC double glazed windows, radiator, power and ceiling light points.

Modern kitchen fitted with a range of wall and base units in a grey finish with coordinating marble effect roll top work surfaces, integrated washing machine, integrated fridge freezer, integrated oven, four ring hob, splashback, extractor fan, single drainer sink with mixer tap, breakfast bar, UPVC double glazed windows, radiator, power and ceiling light points.



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BEDROOM ONE

12'3" x 8'8" With UPVC double glazed window, radiator, power and ceiling light points.



EN SUITE

With wash hand basin, walk in shower cubicle and a W.C., chrome towel radiator and ceiling light point.



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BEDROOM TWO

11'8" x 7'4" With UPVC double glazed window, radiator, power and ceiling light points.



BATHROOM

White three piece suite comprising of a wash hand basin, W.C. and a bath with shower, part wall tiling, white towel radiator and ceiling light point.



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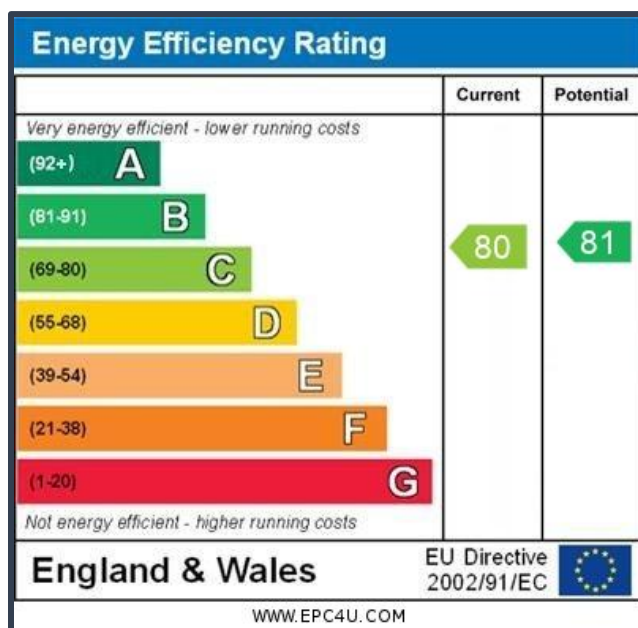
OUTSIDE

Outside there is a communal car park with a designated parking space.



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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Gedling Borough Council

Council Tax Band – B

Primary School – Manor Park Infant and Nursery School/St Wilfrid's CofE Primary School/Sir John Sherbrooke Junior School

Secondary School – Colonel Frank Seely Academy

Stamp Duty on Asking Price: N/A (Additional costs may apply if being purchased as a second property)

Ground Rent: £150 Per Annum

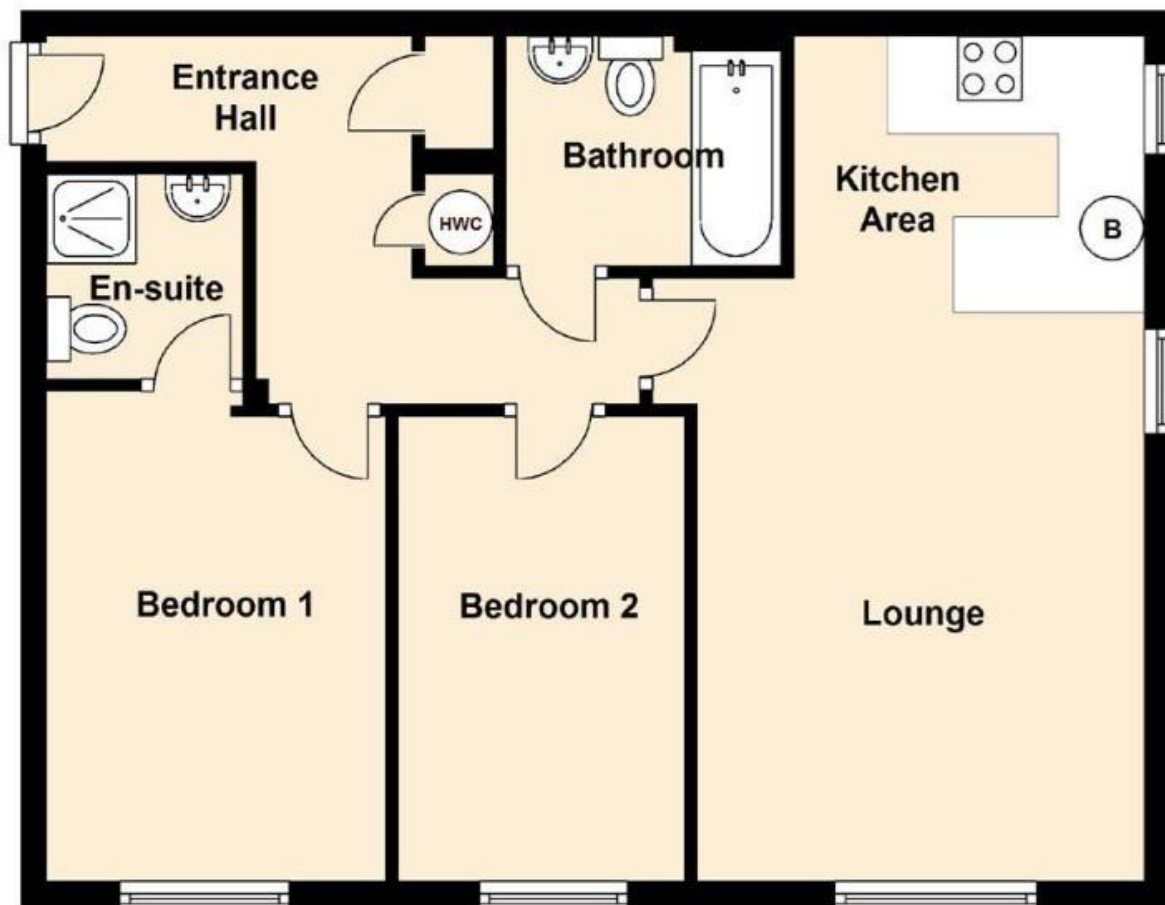
Lease: 125 Years From 1 June 2010 (110 years remaining)

Service Charge: £733.93 Payable Every 6 Months

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FLOOR PLAN

Ground Floor



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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.