



HOPKINS & DAINTY

ESTATE AGENTS



Haddon Way, Nottingham, NG10 3EE

£115,000

NO UPWARD CHAIN

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this very well presented, GROUND FLOOR APARTMENT. Offering light and spacious accommodation throughout, with communal gardens and nearby parking. The accommodation comprises: hallway, open plan lounge/dining room and kitchen which is fitted with contemporary units and integrated appliances. There are two good size bedrooms and a stylish shower room with a three piece suite.

The property has gas central heating and double glazing and is accessed by a shared hallway/front door. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Communal Hall

Accessed via a shared path and entrance door.

Hallway



With a walk in storage cupboard and doors leading off.

Lounge/Diner 17'6" x 11'2" (5.34 x 3.42)



Spacious lounge/dining room with a radiator and large double glazed window. Opening to:

Kitchen 10'2" x 7'9" (3.10 x 2.38)



Fitted range of gloss fronted base and wall units with worktops and a breakfast bar. There is an inset sink and drainer, built in electric oven, gas hob and hood; along with a boiler cupboard housing the wall mounted gas boiler. Space for a fridge/freezer, plumbing for a washing machine and dishwasher.

Bedroom 1 11'3" x 10'1" (3.43 x 3.09)



Double bedroom with a radiator and double glazed front window.

Bedroom 2 10'0" x 7'10" (3.06 x 2.39)



Second bedroom with a radiator and double glazed front window.

Shower Room 7'9" x 5'4" (2.38 x 1.64)



Stylish three piece suite comprising walk in shower, WC and wash hand basin. With tiled splashbacks, a radiator and extractor vent.

Communal Gardens + Parking

Externally there are communal lawn gardens and an adjacent parking area.

Lease Details

We are informed that the lease runs for 125 years from 2006.

The annual ground rent is £10

The Service Charge varies due to the level of work done to the building/communal areas, by East Midlands Housing Association. The latest annual charge (2023-24) is understood to be £727.66. Last Year it was £166.58 + the Year Before = £242.76.

We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Ground Floor

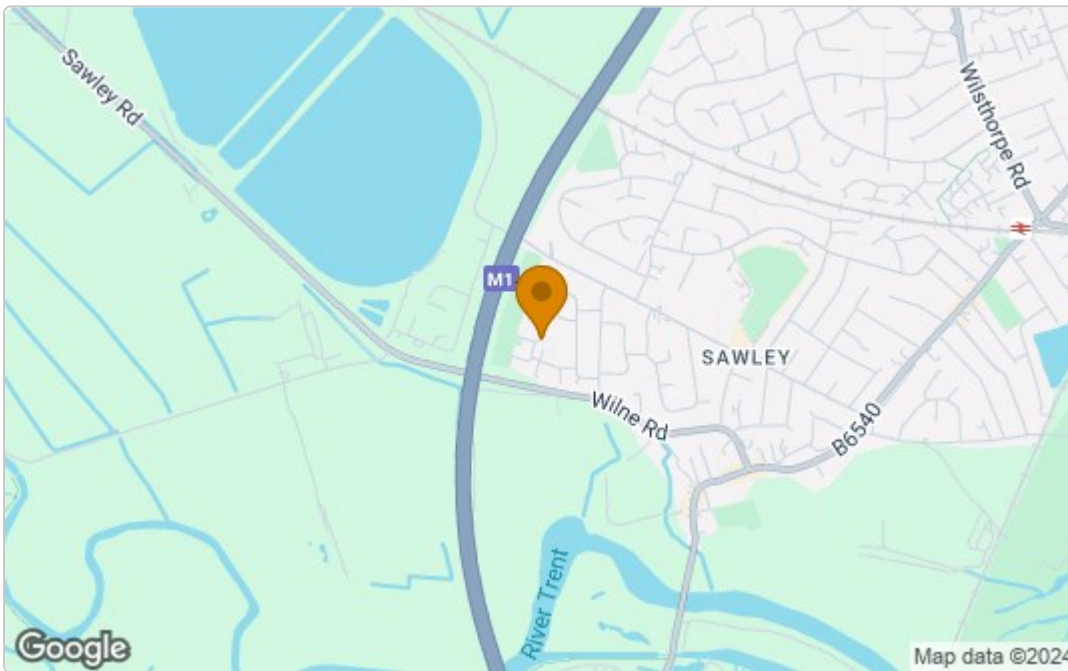
Approx. 57.1 sq. metres (614.1 sq. feet)



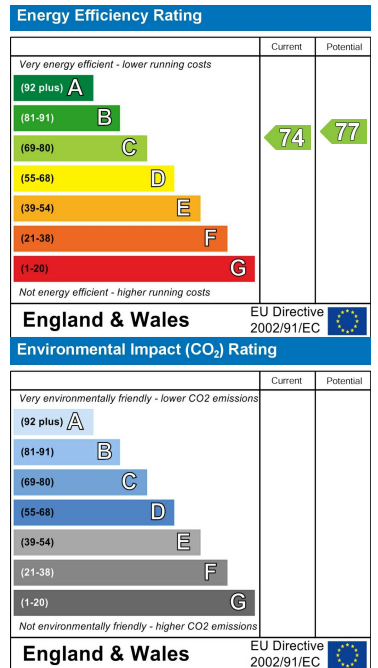
Total area: approx. 57.1 sq. metres (614.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.