

# HoldenCopley

PREPARE TO BE MOVED

Chalfont Drive, Aspley, Nottinghamshire NG8 3NS

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**Guide Price £150,000**



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GUIDE PRICE £150,000 - £160,000

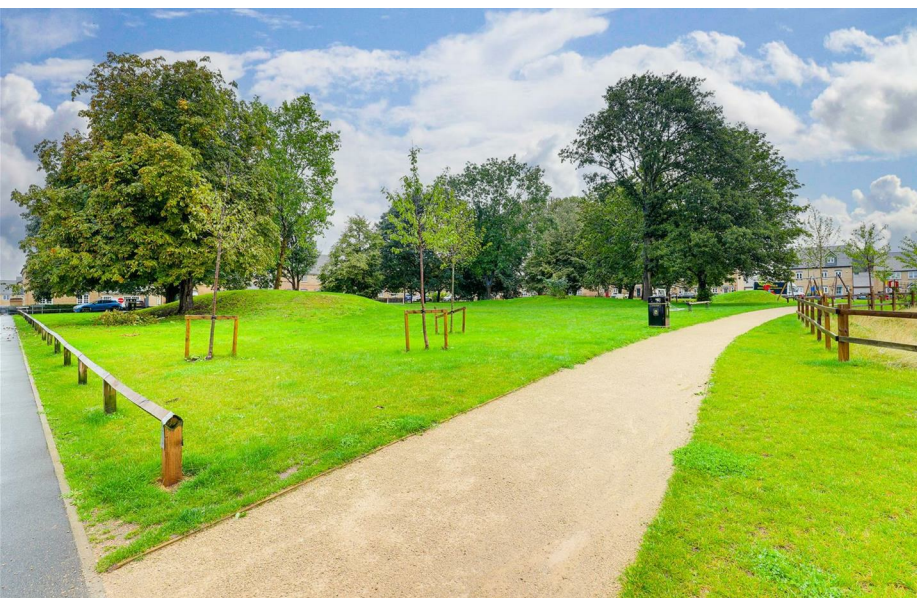
### MODERN FIRST FLOOR APARTMENT...

Introducing a delightful two-bedroom first-floor flat in the heart of Nottingham, offering a superb blend of comfort and convenience. Nestled amidst the serene backdrop of The Park, this well-presented property promises an enviable lifestyle. Situated in the highly sought-after location of Aspley, it provides easy access to an array of local amenities, excellent commuting options, easy access to QMC and falls within the catchment area of exceptional schools. Upon entering, you'll be greeted by an inviting entrance hall that sets the tone for the entire residence. The spacious living room is a highlight, featuring French doors leading to a charming Juliet balcony. This not only floods the room with natural light but also offers captivating views of the picturesque surroundings. The fitted kitchen is equipped with modern appliances and ample storage space, making cooking a pleasure. The two generously sized bedrooms provide comfortable retreats, with the master bedroom boasting the added luxury of an en-suite bathroom. A convenient three-piece bathroom suite serves the second bedroom and guests alike. For added convenience, this property comes with the valuable asset of one allocated parking space, ensuring hassle-free parking arrangements in this sought-after location.

MUST BE VIEWED







- First Floor Apartment
- Two Good-Sized Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Stylish Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- One Allocated Parking Space
- Well-Presented Throughout
- Popular Location
- Must Be Viewed









## ACCOMMODATION

### Entrance Hall

22'2" max x 6'4" max (6.76m max x 1.94m max)

The entrance hall has wooden flooring, a large in-built storage cupboard, a wall-mounted intercom system and a single door providing access into the accommodation

### Living Room

15'0" x 11'5" (4.58m x 3.48m)

The living room has wooden flooring, a TV point, a UPVC double glazed window and UPVC double French doors providing access to the Juliet balcony

### Kitchen

11'4" x 6'5" (3.47m x 1.97m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor hood, an integrated fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, tiled splashback, wooden flooring and a UPVC double glazed window

### Bedroom One

13'1" x 8'8" (3.99m x 2.66m)

The main bedroom has carpeted flooring, a radiator, access to the en-suite and a UPVC double glazed window

### En-Suite

7'11" x 3'10" (2.42m x 1.17m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted jet shower, a chrome heated towel rail, partially tiled walls, laminate flooring and a UPVC double glazed obscure window

### Bedroom Two

9'0" x 8'10" (2.75m x 2.70m)

The second bedroom has carpeted flooring, a range of fitted wardrobes, a radiator and a UPVC double glazed window

### Bathroom

6'0" x 5'11" (1.84m x 1.82m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a glass shower screen, a chrome heated towel rail, partially tiled walls, laminate flooring and a UPVC double glazed obscure window

## OUTSIDE

Outside there is access to an allocated parking space

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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:

Service Charge in the year marketing commenced (£PA): £1,108.92

approx

Ground Rent in the year marketing commenced (£PA): £110  
Property Tenure is Leasehold. Term : 999 years from 1 August 2016  
Term remaining 992 years.

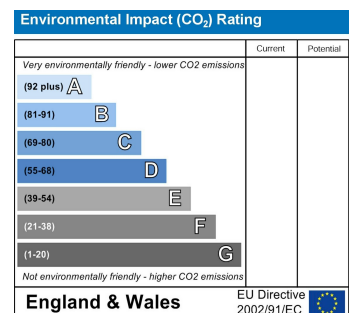
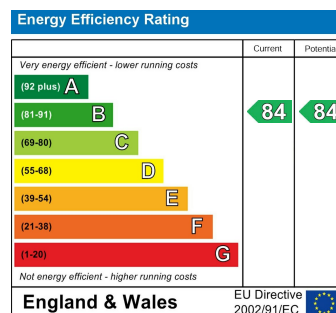
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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