

HoldenCopley

PREPARE TO BE MOVED

Guardian Court, Aspley, Nottinghamshire NG8 5JB

Guide Price £100,000

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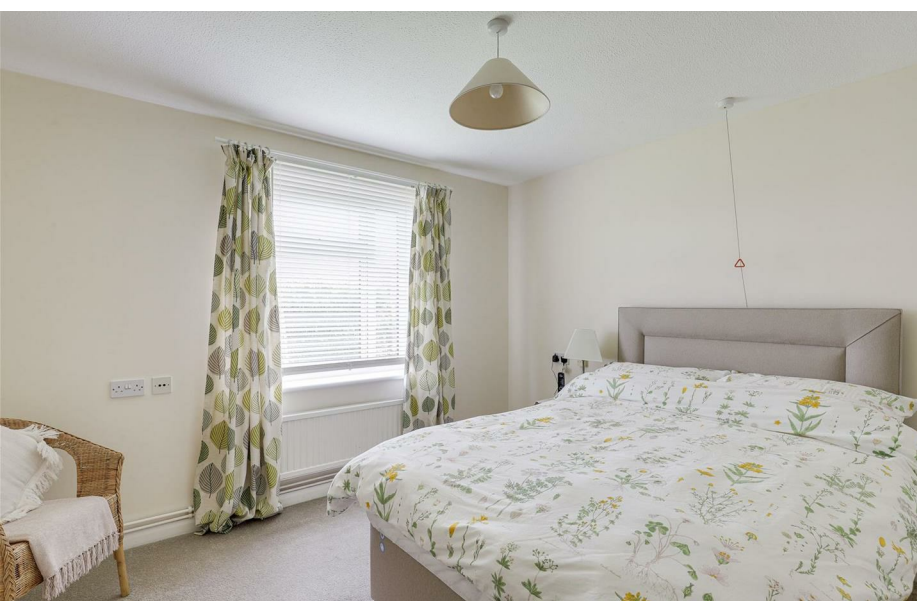


GUIDE PRICE £100,000 - £120,000

Nestled on the ground floor of a charming retirement complex tailored for those over , this two-bedroom flat offers a tranquil and convenient lifestyle. Stepping inside, you are greeted by a spacious living and dining room adorned with natural light streaming through patio doors, inviting the outdoors in. A private hallway, boasting ample storage solutions, guides you through the residence, enhancing its practicality. The well-appointed kitchen features a generous array of units, ensuring functionality and ease of use. A comforting bathroom, complete with a three-piece suite, offers a serene retreat. Outside, a private patio area beckons, providing a spot to unwind while overlooking the meticulously maintained communal gardens. Additional amenities include an intercom system seamlessly connected to the main entrance, an emergency pull-cord system discreetly placed throughout the flat, and the assurance of an on-site manager for added peace of mind. Parking provisions for both residents and visitors further enhance the convenience of this desirable property. With its myriad of features designed for comfort and security, viewing this exceptional residence comes highly recommended for those seeking a fulfilling retirement lifestyle.

MUST BE VIEWED





- Ground Floor Retirement Flat For Over 60's
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ample Storage Space
- Residents & Visitor Parking
- Gas Central Heating & UPVC Double-Glazing
- Communal Garden With Private Patio Area
- Emergency Pull-Cord System & On-Site Manager





ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, a radiator, two in-built cupboards, a wall-mounted security intercom system, and a single door providing access into the accommodation.

Living Room

19'9" x 9'5" (6.03m x 2.88m)

The living room has a UPVC double-glazed window, carpeted flooring, a radiator, space for a dining table, a TV point, and a sliding patio door to access the garden.

Kitchen

9'4" x 7'11" (2.87m x 2.43m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for a cooker with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a wall-mounted boiler, vinyl flooring, partially tiled walls, a radiator, and a UPVC double-glazed window.

Bedroom One

10'7" x 10'4" (3.25m x 3.16m)

The first bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and a TV point.

Bathroom

7'0" x 5'1" (2.15m x 1.56m)

The bathroom has a low level flush W/C, a pedestal wash basin, an electrical shaving point, a radiator, vinyl flooring, partially tiled walls, and a UPVC double-glazed obscure window.

Bedroom Two

10'0" x 6'4" (3.07m x 1.94m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and an in-built cupboard.

OUTSIDE

Outside to the front of the property is an off-road parking space. To the rear is a private patio area, which overlooks the well-maintained communal garden space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast available - 58 Mbps (Highest available download speed) 12 Mbps (Highest available upload speed)

Phone Signal – all 4G / 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood - Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Over 60's retirement development via Anchor

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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:

Service Charge in the year marketing commenced (£PA): £2,834.16

Ground Rent in the year marketing commenced (£PA): £0

Property Tenure is Leasehold. Term: 125 years from 7th August 1987 -

Term remaining 88 years.

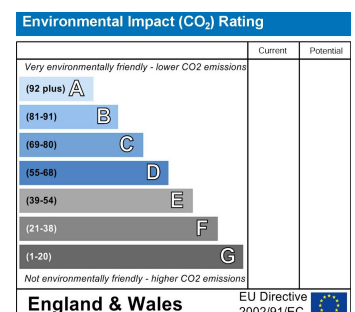
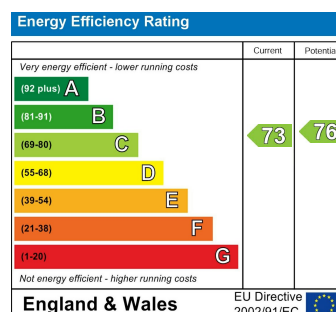
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

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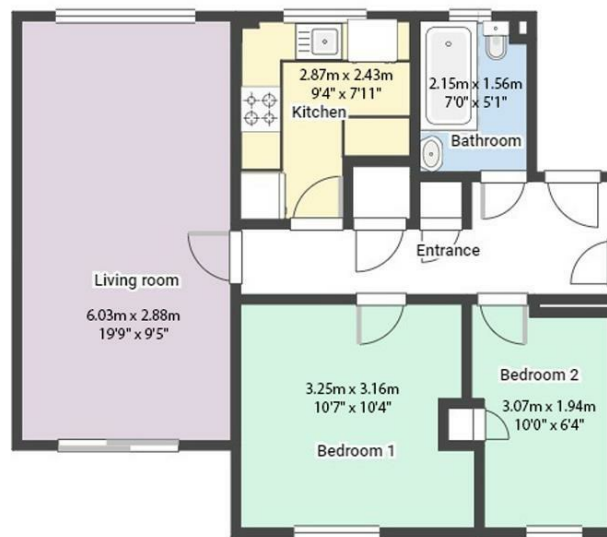
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



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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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