

HoldenCopley

PREPARE TO BE MOVED

Merchant Avenue, Beechdale, Nottinghamshire NG8 3PA

Guide Price £145,000

Merchant Avenue, Beechdale, Nottinghamshire NG8 3QA



GUIDE PRICE £145,000 - £155,000

WELL-PRESENTED THROUGHOUT...

Presenting this two-bedroom second-floor flat, featuring a modern interior, contemporary amenities, and a delightful Juliet balcony. Located in a highly sought-after area, it offers easy access to local amenities, the QMC, Nottingham City Centre, and Wollaton Park just a short 10-minute stroll away. Upon entering, you're welcomed into a spacious living room bathed in natural light, with access to the Juliet balcony, perfect for enjoying the outdoors from the comfort of your home. The adjacent modern kitchen is well-equipped to meet your daily needs. This flat comprises two generously sized bedrooms, with the master bedroom benefiting from its own en-suite bathroom for added convenience. The stylish main bathroom features contemporary fixtures and fittings, providing space for your daily routines. Convenience is paramount, with the bonus of an allocated parking space ensuring hassle-free parking arrangements.

MUST BE VIEWED





- Second Floor Flat
- Two Double Bedrooms
- Spacious Reception Room
- Modern Kitchen
- En-Suite
- Bathroom
- Allocated Parking
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





ACCOMMODATION

Hallway

3'4" x 17'7" (1.04m x 5.37m)

The hallway has carpeted flooring, a radiator, an in-built storage cupboard, a single door providing access into the accommodation and access to the loft.

Living Room

14'10" x 11'5" (4.54m x 3.48m)

The living room has carpeted flooring, a radiator, open access to the kitchen, a UPVC double-glazed window and double French doors providing access to the Juliet balcony.

Kitchen

11'5" x 6'6" (3.48m x 1.99m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven & gas hob, an extractor fan, space and plumbing for a washing machine, vinyl flooring and a UPVC double-glazed window.

Master Bedroom

8'9" x 13'1" (2.68m x 3.99m)

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

En Suite

3'9" x 8'1" (1.16m x 2.48m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, partially tiled walls, an extractor fan, a radiator, vinyl flooring and a UPVC double-glazed obscure window.

Bedroom Two

10'11" x 9'0" (3.35m x 2.76m)

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

Bathroom

5'6" x 6'0" (1.69m x 1.85m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panellled bath, a radiator, partially tiled walls, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window.

OUTSIDE

Outside there is an allocated parking space

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £TBC

Ground Rent in the year marketing commenced (£PA): Approx between £1200 - £1600

Property Tenure is Leasehold. Term : 999 years from 1 August 2017 Term remaining 992 years.

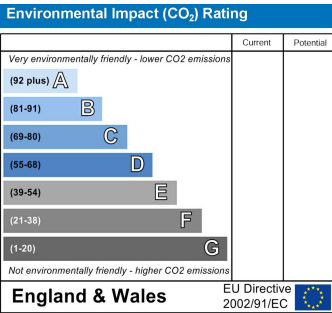
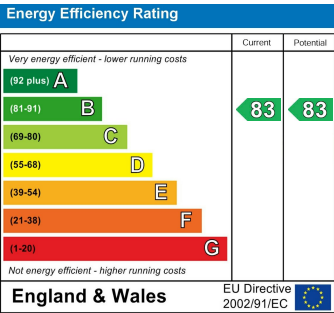
The information regarding and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

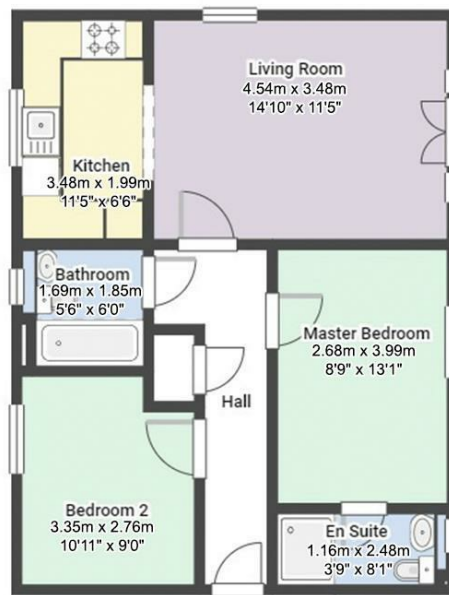
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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