

# HoldenCopley

PREPARE TO BE MOVED

Ripley Court, Millbank Place, Bestwood Village, Nottingham NG6 8EL

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**Guide Price £100,000**

GUIDE PRICE £100,000 - £120,000

NO UPWARD CHAIN...

Welcome to this inviting two-bedroom flat, perfectly positioned in a popular location with no upward chain. Situated close to local amenities including Bestwood Country Park, local schools, and convenient commuting links. As you step into this lovely home, you are greeted by an entrance hall followed by a generously proportioned reception room, the open plan design seamlessly connects it to the well-appointed kitchen, which comes equipped with fitted appliances. Two generously sized bedrooms and completing the accommodation is a four-piece bathroom suite. Outside, the property offers the convenience of off-road parking, with a reserved parking space and views of the nearby lake.

MUST BE VIEWED



- Apartment
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Off-Road Parking
- No Upward Chain
- Leasehold - 983 Years Left On Lease
- Popular Location
- Must Be Viewed

## ACCOMMODATION

### Entrance Hall

14'11" x 3'8" (4.55m x 1.12m)

The entrance hall has laminate wood-effect flooring, a radiator, an in-built storage cupboard, a wall-mounted security intercom system and a single door providing access into the accommodation.

### Kitchen/Living room

22'5" x 16'6" (max) (6.85m x 5.05m (max))

The living room has laminate wood-effect flooring, two radiators, two UPVC double-glazed windows, 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 mixer tap, space and plumbing for a washing machine, an integrated gas hob, an integrated oven, an extractor fan, partially tiled walls and a UPVC double-glazed window.

### Master Bedroom

11'9" x 11'6" (max) (3.59m x 3.51m (max))

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

### Bedroom Two

9'0" x 8'8" (max) (2.75m x 2.65m (max))

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

### Bathroom

9'6" x 9'3" (max) (2.92m x 2.83m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a wood-pannelled bath, a shower enclosure with a shower fixture, a radiator, partially tiled walls, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window.

## OUTSIDE

Outside is off-road parking.

## DISCLAIMER

Council Tax Band Rating - Ashfield District 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:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (EPA): £1760.76

Ground Rent in the year marketing commenced (EPA): £200

Property Tenure is Leasehold. Term : 999 years from 1 January 2007 Term remaining 983 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.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**[hucknaloffice@holdencopley.co.uk](mailto:hucknaloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**