HoldenCopley PREPARE TO BE MOVED

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

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 Bedroooms
- 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

I4*II" × 3*8" (4.55m × I.I2m)

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" × 16*6" (max) (6.85m × 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

II*9" × II*6" (max) (3,59m × 3,5Im (max))

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

Bedroom Two

 $9^{\circ}0'' \times 8^{\circ}8''$ (max) (2.75m × 2.65m (max)) The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window.

Bathroom

9*6" × 9*3" (max) (2.92m × 2.83m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a wood-panelled 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 (£PA): £1760.76 Ground Rent in the year marketing commenced (£PA): £200 Property Tenure is Leasehold, Term : 999 years from I January 2007 Term remaining 983 years.

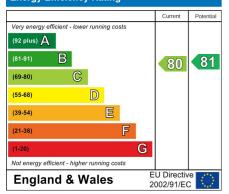
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, 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.

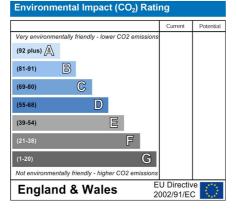
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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Energy Efficiency Rating

















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. © HoldenCopley

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