

HoldenCopley

PREPARE TO BE MOVED

Burberry Avenue, Hucknall, Nottinghamshire NG15 7EZ

Offers Over £100,000

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Guide Price - £100,000 to £110,000

NO UPWARD CHAIN...

This ground floor apartment is located in a popular area, perfect for those seeking convenience and easy access to Nottingham City Centre and nearby locations. With superb transport links, commuting is a breeze, making this property a fantastic option for a range of buyers, including first-time buyers or landlords looking to invest. The area also boasts a variety of local amenities, ensuring that daily essentials and leisure options are within easy reach. Upon entering the apartment, you are welcomed into the entrance hall featuring ample fitted storage cupboards, perfect for keeping the space organized and clutter-free. The heart of the home is the spacious open-plan kitchen and living area, offering a flexible and inviting space for relaxing and entertaining. The well-appointed kitchen is equipped with modern fittings. The apartment has two bedrooms. The main bedroom benefits from additional fitted storage, providing plenty of wardrobe space and enhancing the practicality of the room. Both bedrooms are serviced by a three-piece bathroom suite. Externally, the property offers access to communal outdoor areas, ideal for enjoying a bit of fresh air, and comes with the added convenience of allocated parking, ensuring that parking is never an issue.

MUST BE VIEWED





- Ground Floor Apartment
- Two Bedrooms
- Open Plan Kitchen Living Space
- Three-Piece Bathroom Suite
- Allocated Parking
- Communal Areas
- Leasehold
- Popular Location
- Excellent Transport Links
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, in-built double cupboard, a wall-mounted heater, and a solid door providing access into the accommodation.

Kitchen Living Space

18'11" max x 17'4" max (5.79m max x 5.30m max)

The Living space has a UPVC window, two wall mounted-heaters, carpeted flooring, and open access into the kitchen area.

The kitchen area has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, an integrated oven, a ceramic hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, and wood-effect flooring.

Bedroom One

12'4" x 9'4" (3.76m x 2.86m)

The first bedroom has a UPVC double glazed window, a wall-mounted heater, a double and single fitted cupboard, and carpeted flooring.

Bedroom Two

9'11" x 8'0" (3.04m x 2.46m)

The second bedroom has a UPVC double glazed window, a wall-mounted heater, and carpeted flooring.

Bathroom

7'1" x 6'3" (2.18m x 1.91m)

The bathroom has a low level flush W/C, a vanity-style wash basin, a panelled bath with a handheld shower fixture and shower screen, a chrome heated towel rail, an extractor fan, partially tiled walls, and carpeted flooring.

OUTSIDE

To the outside are communal areas, and allocated parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 - 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): £1,410.85

Ground Rent in the year marketing commenced (£PA): £250

Property Tenure is Leasehold. Term : 125 years from 1 January 2008 Term remaining 110 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.

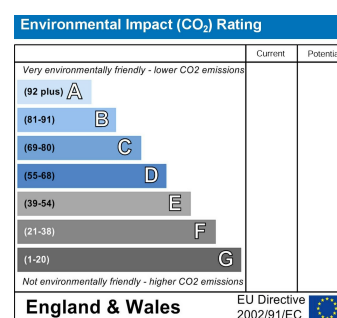
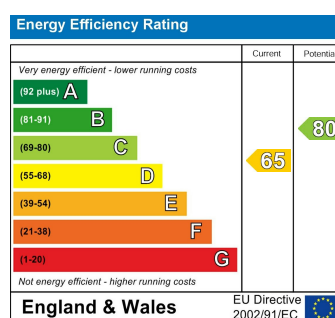
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We 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.

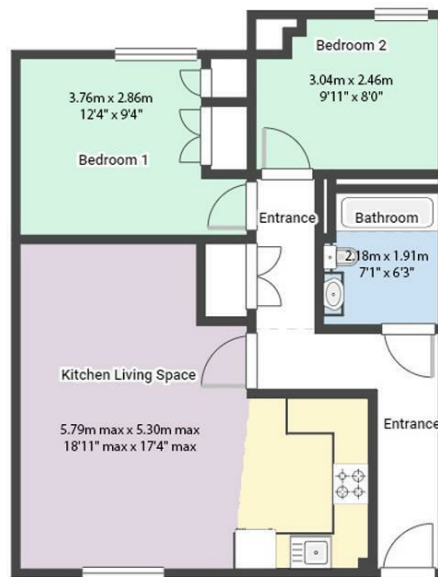
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies.

Details are available upon request.



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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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