

HoldenCopley

PREPARE TO BE MOVED

Merchant Avenue, Beechdale, Nottinghamshire NG8 3PA

Guide Price £150,000 - £165,000

Merchant Avenue, Beechdale, Nottinghamshire NG8 3QA



GUIDE PRICE £150,000 - £160,000!!

WELL-PRESENTED THROUGHOUT...

Introducing this modern two-bedroom first-floor flat, offering stylish interiors, contemporary conveniences. Situated in a popular location, the property provides easy access to local amenities, the QMC, Nottingham City Centre, and Wollaton Park, which is just a 10-minute walk away. The flat welcomes you with an entrance hall leading into a bright and spacious living room, filled with natural light and featuring double doors that open to the Juliet balcony, an ideal spot to enjoy the outdoor views. Adjacent to the living space is a modern kitchen designed to meet all your daily needs. The property comprises two well-proportioned bedrooms, with the master bedroom boasting its own stylish en-suite bathroom for added convenience. A separate main bathroom features contemporary fittings. Externally, the flat benefits from an allocated parking space.

MUST BE VIEWED!





- First-Floor Flat
- Two Double Bedrooms
- Reception Room
- Modern Kitchen
- Stylish En-Suite & Bathroom
- Juliet Balcony
- Allocated Parking
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

3*5" x 17*3" (1.05m x 5.28m)

The entrance hall has carpeted flooring, a radiator, an in-built storage cupboard, a wall-mounted secure intercom and a single door providing access into the accommodation.

Living Room

14*11" x 11*4" (4.56m x 3.47m)

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

Kitchen

11*4" x 6*5" (3.45m x 1.96m)

The kitchen has a range of fitted base and wall units with a 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 & fridge freezer, space and plumbing for a washing machine, tiled flooring and a UPVC double-glazed window.

Master Bedroom

13*1" x 8*9" (4.00m x 2.67m)

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

En-Suite

8*0" x 3*10" (2.44m x 1.17m)

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

Bedroom Two

10*11" x 9*0" (3.35m x 2.75m)

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

Bathroom

6*0" x 6*1" (1.85m x 1.87m)

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

OUTSIDE

Outside is access to 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, 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): £948.89 (Amount

TBC)

Ground Rent in the year marketing commenced (£PA): Approx £110.00

Management and Maintenance in the year marketing commenced (£PA): Approx £73.77

Property Tenure is Leasehold. Term: 999 years from 1 August 2016 Term remaining 990 years.

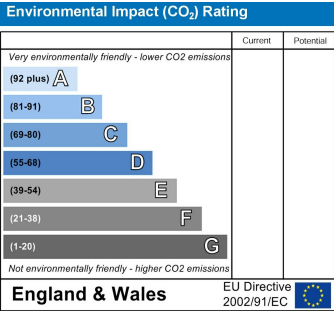
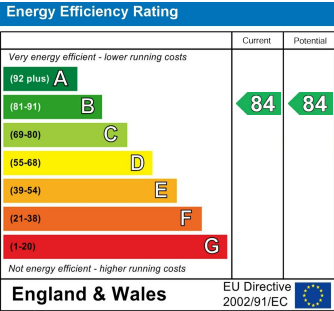
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

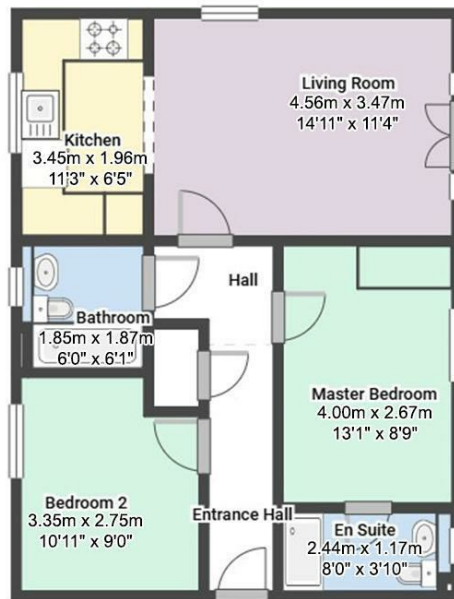
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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