

# HoldenCopley

PREPARE TO BE MOVED

Burberry Avenue, Hucknall, Nottinghamshire NG15 7EZ

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£120,000



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## PERFECT FOR FIRST TIME BUYERS...

Nestled in a popular residential area, this well-presented top-floor flat offers a perfect blend of comfort, practicality, and convenience. This property is ideally situated close to a range of local amenities, including shops, schools, restaurants, and parks, and benefits from excellent transport links. Inside, the property boasts a bright and airy open-plan living space, combining a cosy living room and a practical fitted kitchen. The flat features two generously sized bedrooms, with the master bedroom benefiting from a built-in wardrobe for added storage. A stylish, contemporary three-piece bathroom suite completes the interior. Positioned on the top floor of the block, this flat enjoys the added bonus of access to a boarded loft, providing valuable extra storage space. Externally, the property comes with an allocated parking space for one vehicle, along with ample off-street parking options for guests or additional cars. Low-maintenance and move-in ready, this flat is perfect for first-time buyers taking their first step onto the property ladder, investors seeking a great rental opportunity, or downsizers looking for a manageable and well-located home.

## MUST BE VIEWED







- Top Floor Flat
- Two Bedrooms
- Open Plan Living Area
- Fitted Kitchen
- Three Piece Bathroom Suite
- In-Built Storage Space
- Allocated Car Parking
- Residential Location
- Close To Local Amenities
- Must Be Viewed











ACCOMMODATION

Entrance Hall

13'7" x 3'4" (4.15m x 1.04m )

The entrance hall has carpeted flooring, a wall-mounted electric heater, a wall-mounted intercom system, two in-built storage cupboards, and a single door providing access into the accommodation.

Open Plan Living

19'10" x 18'0" (max) (6.06m x 5.51m (max))

The open plan living space has a kitchen with a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer, an integrated oven and electric hob with a stainless steel splashback and a concealed extractor fan, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, vinyl flooring in the kitchen, carpeted flooring in the living area, a TV-point and three UPVC double-glazed windows.

Master Bedroom

10'5" x 10'4" (max) (3.18m x 3.15m (max))

The main bedroom has carpeted flooring, an in-built wardrobe, a wall-mounted electric heater, and a UPVC double-glazed window.

Bedroom Two

10'5" x 9'3" (max) (3.18m x 2.84m (max))

The second bedroom has carpeted flooring, a wall-mounted electric heater, access to the partially boarded loft, and a UPVC double-glazed window.

Bathroom

6'2" x 5'6" (max) (1.88m x 1.68m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin with a tiled splashback, a panelled bath with a mains-fed wall-mounted handheld shower fixture and a glass shower screen, a chrome heated towel rail, wood-effect flooring, partially tiled walls, and an extractor fan.

OUTSIDE

Outside of the property is an allocated car parking space.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Superfast - 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- 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): £TBC

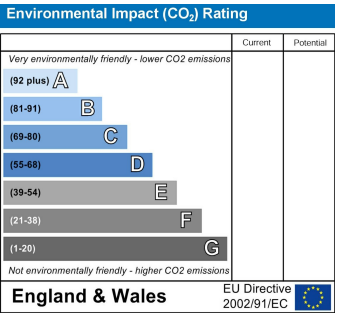
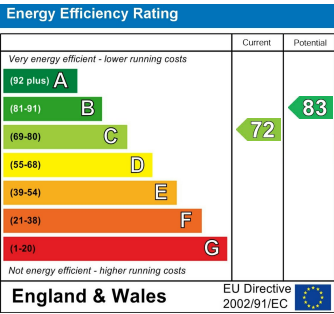
Ground Rent in the year marketing commenced (£PA): £TBC  
Property Tenure is Leasehold. Term: 125 years from 1 January 2008 -  
Term remaining 108 years.

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 licence 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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