

# HoldenCopley

PREPARE TO BE MOVED

Ilkeston Court, Bestwood Village, Nottinghamshire NG6 8ES

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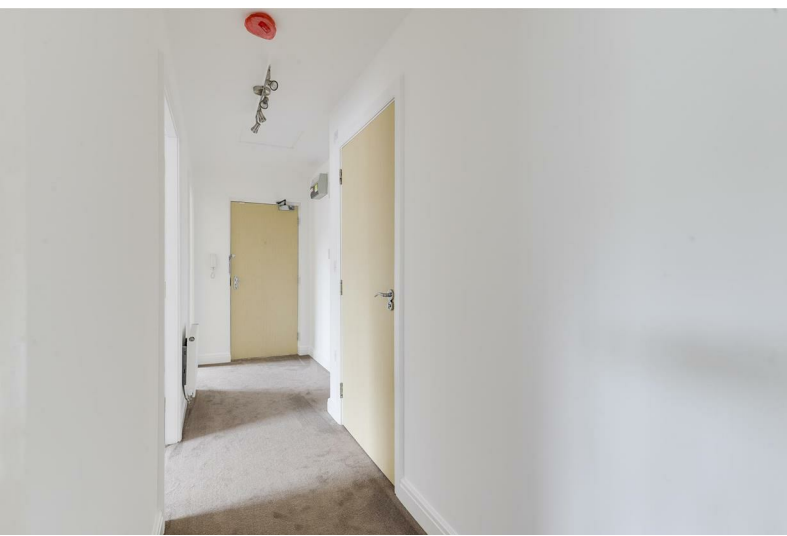
Guide Price £120,000

GUIDE PRICE £120,000 - £130,000

GREAT FIRST TIME BUY WITH NO UPWARD CHAIN...

Offered to the market with no upward chain, this second-floor apartment presents a fantastic opportunity for a variety of buyers—whether you're looking to get on the property ladder, downsize, or invest. This bright and spacious home provides a blank canvas, allowing you to put your own personal stamp on the accommodation. The layout features an entrance hall leading to a generous open-plan living area complete with a fitted kitchen, plus two double bedrooms served by a four-piece bathroom suite—ideal for comfortable modern living. Outside, the property benefits from access to communal areas and an allocated parking space, providing convenience and practicality. Located in the popular area of Bestwood Village, the apartment is within easy reach of local shops and amenities, with excellent transport links via the A610 and M1 nearby. It is also within walking distance to tram and bus stops, making commuting and travel hassle-free.

MUST BE VIEWED



- Second Floor Apartment
- Two Double Bedrooms
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Allocated Parking Space
- Excellent Transport Links
- Village Location
- No Upward Chain
- Close To Tram & Bus Stops
- Must Be Viewed

ACCOMMODATION

**Entrance Hall**  
15'2" x 4'7" (4.63 x 1.40)  
The entrance hall has carpeted flooring, a wall-mounted entry intercom system, and a radiator.

**Kitchen/Lounge**  
22'7" x 13'3" (6.90 x 4.05)  
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, an integrated washer dryer, a tiled splashback, vinyl flooring, abd a UPVC double-glazed window. The lounge has carpeted flooring, a radiator, and a UPVC double-glazed window.

**Master Bedroom**  
13'0" x 11'6" (3.97 x 3.53)  
The main bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window.

**Bedroom Two**  
10'9" x 9'4" (3.30 x 2.86)  
The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window.

**Bathroom**  
9'1" x 6'7" (2.77 x 2.03)  
Thr bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a handheld shower head, a singular spotlight, an extractor fan, an electric shaving point, a radiator, carpeted flooring, partially tiled walls, and a UPVC double-glazed obscure window.

**OUTSIDE**  
Outside of the property are access to communal areas and an allocated parking space.

**ADDITIONAL INFORMATION**  
Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Superfast available - 73 Mbps (download) 18 Mbps (upload)  
Phone Signal – Some 4G/5G Coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very Low  
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 (EPA): £2,066.88  
Ground Rent in the year marketing commenced (EPA): £200.00  
Property Tenure is Leasehold. Term: 999 years from 1 January 2007 Term remaining 981 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 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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