

HoldenCopley

PREPARE TO BE MOVED

Abercarn Close, Bulwell, Nottinghamshire NG6 8JD

Guide Price £70,000 - £75,000

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GOOD CONNECTION AREA...

This well-presented one-bedroom ground floor flat offers a fantastic opportunity for both first-time buyers and investors. Conveniently located with easy access to local shops, amenities, and excellent transport links, this property combines comfort with practicality. The accommodation comprises a bright and inviting living room, a fitted kitchen, a double bedroom, and a three-piece bathroom suite. Outside, the property benefits from off-street parking, providing added convenience. Ideal for those seeking a manageable home in a well-connected area, this flat is ready to move into and offers excellent potential for rental income or personal use.

MUST BE VIEWED



- Ground Floor Flat
- One Double Bedroom
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Leasehold
- Ideal For An Investor Or First Time Buyer
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed

ACCOMMODATION

Hallway
14'11" max x 6'5" (4.30m max x 1.96m)
The hallway has carpeted flooring, a radiator, an in-built cupboard, and a door providing access into the accommodation.

Living Room
13'6" x 11'2" (4.13m x 3.41m)
The living room has a UPVC double glazed window, a feature fireplace, a TV point, a radiator, coving to the ceiling, and carpeted flooring.

Kitchen
14'1" x 5'8" (4.30m x 1.75m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, space for a freestanding cooker, space and plumbing for a washing machine and dishwasher, a wall-mounted boiler, space for a fridge freezer, an in-built cupboard, a radiator, vinyl flooring, and a UPVC double glazed window.

Bedroom
13'6" x 8'3" (4.13m x 2.53m)
The bedroom has a UPVC double glazed window, a radiator, and carpeted flooring.

Bathroom
7'2" max x 5'7" (2.20m max x 1.71m)
The bathroom has a UPVC double glazed obscure window, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower fixture, a radiator, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE
To the outside is off street parking.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Fibre
Broadband Speed – Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
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

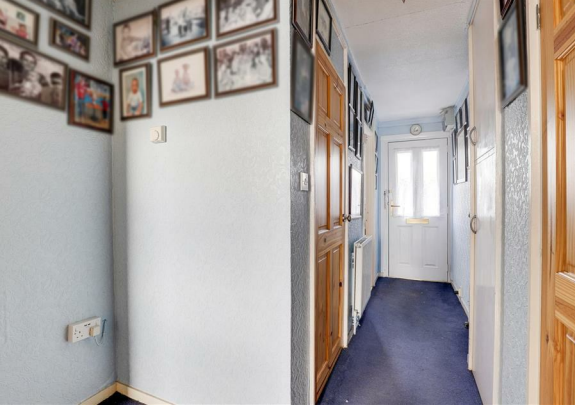
DISCLAIMER
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Leasehold
Service Charge in the year marketing commenced (EPA): £194.50
Ground Rent in the year marketing commenced (EPA): £10
Property Tenure is Leasehold. Term : 99 years from 16TH April 2012 Term remaining 86 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.

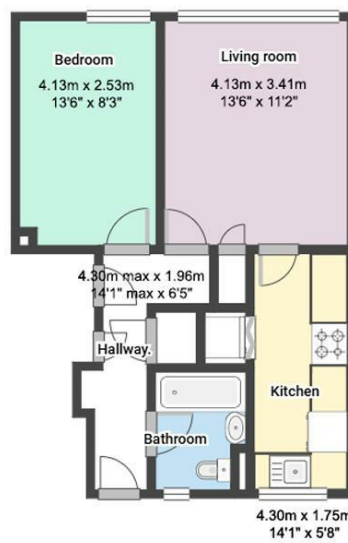
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We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