

# JOHNSONS & PARTNERS

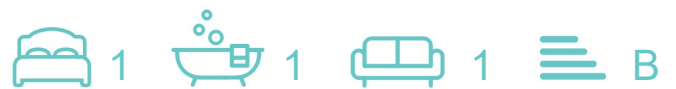
Estate and Letting Agency



## WISTERIA PLACE OLD MAIN ROAD, BULCOTE

NOTTINGHAM, NG14 5GS

GUIDE PRICE £235,000



# WISTERIA PLACE OLD MAIN ROAD

BULCOTE, NOTTINGHAM, NG14 5GS

**GUIDE PRICE £235,000**



Welcome to this charming one-bedroom apartment located on the second floor of a lovely building on Old Main Road in the sought-after village of Bulcote.

This property is perfect for those over 60, offering a peaceful and secure environment with gated allocated parking and a beautiful communal garden for you to enjoy.

The apartment itself boasts a spacious double bedroom, ideal for a comfortable night's sleep, and an open plan lounge dining kitchen area, perfect for relaxing or entertaining guests.

Additionally, the communal area provides a wonderful space to meet and socialise with fellow residents, creating a real sense of community within the building.

With its convenient location close to amenities, this second-floor apartment offers both comfort and convenience for those looking to settle down in a welcoming environment.

Contact us now to book your personal viewing appointment.

## Communal Reception

## Inner Hallway

## Apartment

## L Shaped Reception Hallway

12'11 x 10' maximum (3.94m x 3.05m maximum)

## Open Plan Lounge Dining Kitchen

## Lounge Area

18'11 x 14'2 (5.77m x 4.32m)

## Kitchen Area

7'11 x 7'2 (2.41m x 2.18m)

## Bedroom

14'1 x 9'9 (4.29m x 2.97m)

## Walk In Wardrobe

9'3 x 4'2 (2.82m x 1.27m)

## Shower Room

7'3 x 6'10 (2.21m x 2.08m)

## Outside

## Allocated Parking Space

## Communal Garden

## Leasehold Information

Please ask the agent for the leasehold information

## Agents Disclaimer

Disclaimer - Council Tax Band Rating -Newark and Sherwood Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners 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.

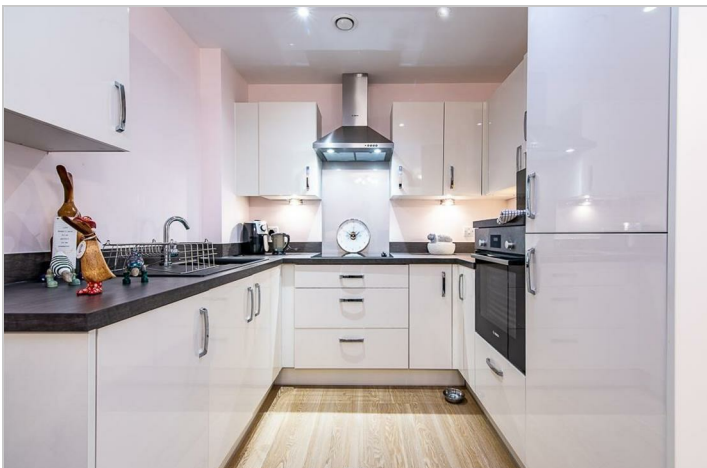
The vendor has advised the following:

Property Tenure is Leasehold

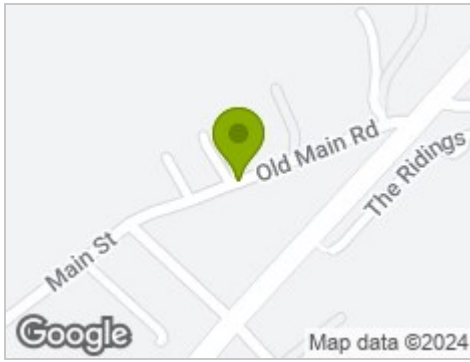
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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 Johnsons and Partners 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. Johnsons and Partners 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 Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners 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.



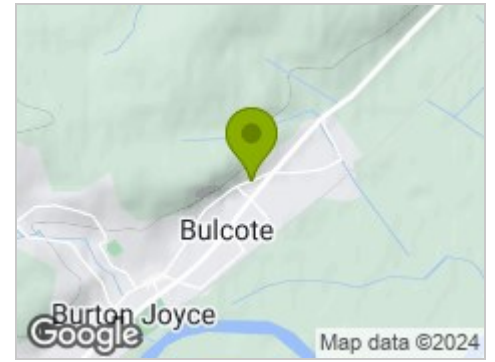
## Road Map



## Hybrid Map



## Terrain Map



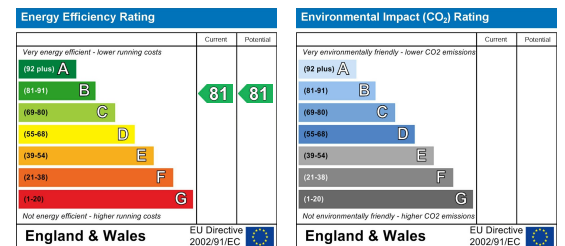
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.