

HoldenCopley

PREPARE TO BE MOVED

Northwold Avenue, West Bridgford, Nottinghamshire NG2 7JD

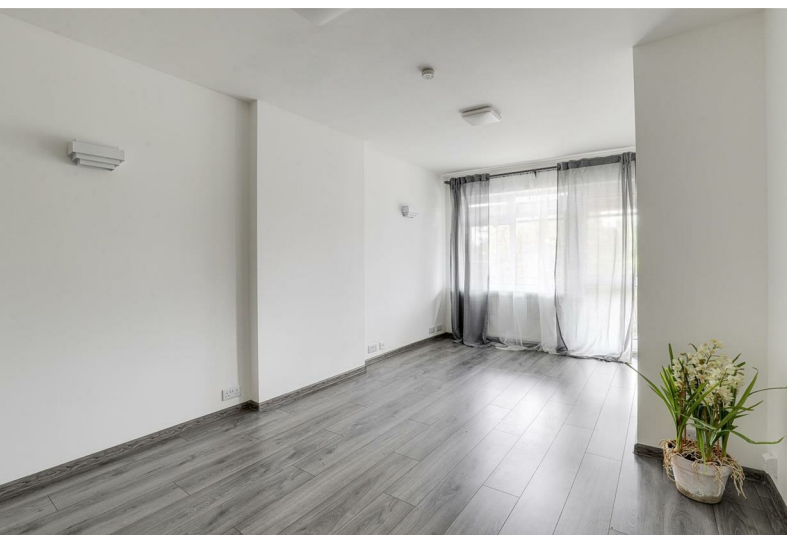
Guide Price £160,000

GUIDE PRICE - £160,000 - £180,000

NO UPWARD CHAIN!!

This first-floor maisonette is being sold to the market with no upward chain, making it the perfect purchase for a first-time buyer or an investor. Located in West Bridgford, this property is just a short walk away from a range of shops, eateries, West Park and excellent transport links into Nottingham City Centre. Internally, the accommodation comprises of an entrance, an spacious living room, fitted kitchen, a utility room, two bedrooms and a three-piece bathroom. Outside, the property has its own private balcony and access into a garage which has parking to the front.

MUST BE VIEWED



- First Floor Maisonette
- Two Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Utility Room
- Balcony
- Garage
- Refurbished
- Must Be Viewed
- No Upward Chain

ACCOMMODATION

Entrance

The property is accessed via a private entrance with stairs up to the first floor. This space also has additional fitted storage.

Living Room

10'4" x 24'10" (3.15m x 7.57m)

The living room has wood-effect laminate flooring, a radiator, a TV point, a UPVC double glazed window and a UPVC door leading out onto the balcony.

Kitchen

8'2" x 7'0"8'2" x 7'0" (2.49m x 2.13m2.49m x 2.13m)

The kitchen has tiled flooring, spotlights to the ceiling, a range of wall, base and drawer units with worktop above, a sink with drainer and a mixer tap, an integrated electric oven with a gas hob and a stainless steel extractor hood above, an integrated dishwasher, an integrated fridge freezer and a UPVC double glazed window.

Utility Room

This space has tiled-effect vinyl flooring a wall mounted combi boiler, space and plumbing for a washing machine, an obscured UPVC double glazed window and access into the loft space which has lighting.

Bathroom

6'4" x 5'11" (1.93m x 1.55m)

The bathroom has tile-effect vinyl flooring, a chrome heated towel rail, spotlights to the ceiling, a low flush W/C, a vanity wash basin with a chrome mixer tap, a bath with a chrome mixer tap, a mains fed shower with rainfall shower head, a folding shower screen and an obscured double glazed window.

Bedroom One

9'9" x 12'3" (2.97m x 3.73m)

The first bedroom has wood-effect laminate flooring, a radiator and a UPVC double glazed window.

Bedroom Two

7'11" x 8'11" (2.41m x 2.72m)

The second bedroom has wood-effect laminate flooring, a radiator and a UPVC double glazed window.

OUTSIDE

The property has a balcony off the living room and access into a garage which has off-street parking in front.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough 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

Ground Rent in the year marketing commenced (EPA): £5

Property Tenure is Leasehold. Term : 999 years from 1 October 1964 Term remaining 940 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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