

HoldenCopley

PREPARE TO BE MOVED

Rivermead, Wilford Lane, West Bridgford, Nottinghamshire NG2 7RF

Guide Price £100,000 - £120,000

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NO UPWARD CHAIN....

This penthouse apartment boasts a fantastic view from its balcony whilst being well-presented, offering an ideal residence for a first-time buyer. Positioned on the sixth floor with convenient lift access and maintained communal areas, this flat warrants a visit to fully grasp the quality of living it affords. Inside, the dwelling features a generously proportioned living area with balcony access, a contemporary kitchen, a spacious bedroom, and a recently installed bathroom suite, combining modern comforts with stylish design. In addition to ample outdoor parking, there is also the option for underground parking at an exceptionally low monthly cost, enhancing the convenience and accessibility of this desirable property.

MUST BE VIEWED



- Top Floor Apartment
- Double Bedroom
- Spacious Living Room
- Fitted Kitchen
- Newly-Fitted Bathroom Suite
- Storage Space
- Balcony Offering Fantastic Views
- Underground Parking Available For Monthly Charge
- Leasehold - Over 100+ Years Left On Lease
- Popular Location

ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, in-built storage cupboards, and a single door providing access into the accommodation.

Living Room

17'3" x 15'2" (5.27m x 4.63m)

The living room has a UPVC double-glazed window, carpeted flooring, a TV point, a fitted base cupboard, and a single UPVC door providing access to the balcony area.

Kitchen

11'7" x 5'10" (3.55m x 1.79m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine and a dishwasher, space for an under-counter fridge, tiled flooring, tiled splashback, and a UPVC double-glazed window.

Inner Hall

The inner hall has carpeted flooring, and two in-built cupboards.

Bathroom

10'0" x 5'1" (3.07m x 1.55m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, tiled flooring, a chrome heated towel rail, and a UPVC double-glazed obscure window.

Bedroom

15'2" x 10'3" (4.63m x 3.13m)

The bedroom has a UPVC double-glazed window, carpeted flooring, and a single UPVC door providing access to the balcony.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach or Virgin Media available

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) - 100 Mbps (Highest available upload speed)

Phone Signal – 3G / 4G / 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

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:

Service Charge in the year marketing commenced (£PA): £3,832.49

Ground Rent in the year marketing commenced (£PA): Nil - peppercorn

Property Tenure is Leasehold. Term: 189 years from 24th June 1975 - Term remaining 140 years.

Underground garage rental for £12 a month

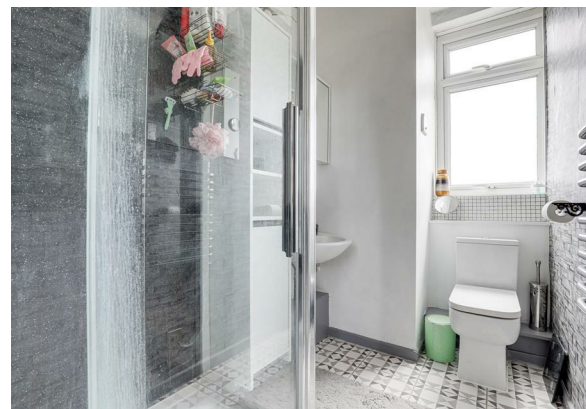
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

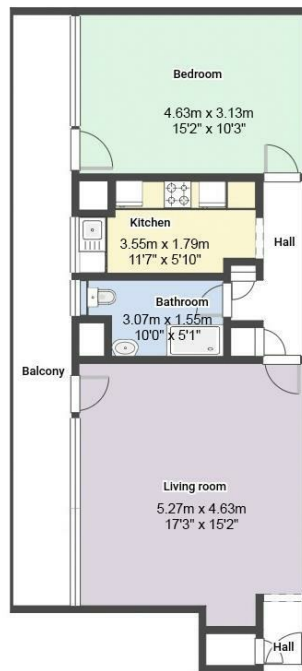
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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