

HoldenCopley

PREPARE TO BE MOVED

Wilford Lane, West Bridgford, Nottinghamshire NG2 7RB

£160,000

NO UPWARD CHAIN...

Welcome to this two-bedroom first-floor flat, offering no upward chain, situated in a highly sought-after location, just a stone's throw away from the vibrant amenities of Central Avenue including shops, delis, restaurants and café bars. Upon entry, you'll be greeted by a spacious reception room, the highlight of this room is undoubtedly the balcony, offering views of the River Trent and the surrounding area. Adjacent is a modern fitted kitchen. This property comprises two double bedrooms with the master bedroom also benefiting from access to the balcony. Completing the accommodation is a contemporary three piece bathroom suite. The property features electric heating throughout, which can be controlled to maintain temperatures. One of the standout features of this home is the views of the River Trent visible from every room, coupled with the advantage of an extended lease. Externally, residents have the convenience of off-road parking, additionally, the shared gardens are perfect for enjoying the outdoors.

MUST BE VIEWED



- First Floor Flat
- Two Double Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Balcony With Views Of The River Trent
- Off-Road Parking
- Extended Lease
- No Upward Chain
- Sough-After Location

ACCOMMODATION

Hallway

The hallway has carpeted flooring, a wall-mounted electric heater, two in-built storage cupboards and a single door providing access into the accommodation.

Living Room

18'8" x 10'0" (5.70m x 3.06m)

The living room has carpeted flooring, a wall-mounted electric heater, a UPVC double-glazed window and a single door providing access to the balcony.

Kitchen

11'1" x 5'7" (3.39m x 1.71m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven & hob, an extractor fan, space and plumbing for a washing machine & dishwasher, partially tiled walls, vinyl flooring and a UPVC double-glazed window.

Master Bedroom

15'0" x 8'11" (4.59m x 2.72m)

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

Bedroom Two

12'11" x 8'10" (3.96m x 2.71m)

The second bedroom has carpeted flooring, a wall-mounted electric heater, an in-built storage cupboard and a UPVC double-glazed window.

Bathroom

11'2" x 4'8" (3.42m x 1.44m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an electric shower fixture, an electric heated towel rail, vinyl flooring and a UPVC double-glazed window.

OUTSIDE

Outside is access to off-road parking and shared gardens on the banks of the Trent.

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

Service Charge in the year marketing commenced (EPA): £2083.00

Ground Rent in the year marketing commenced (EPA): £0.00

Reserve Fund in the year marketing commences (EPA):£4949.00

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

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

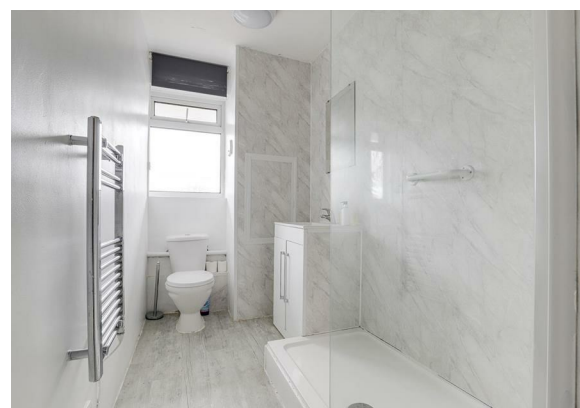
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

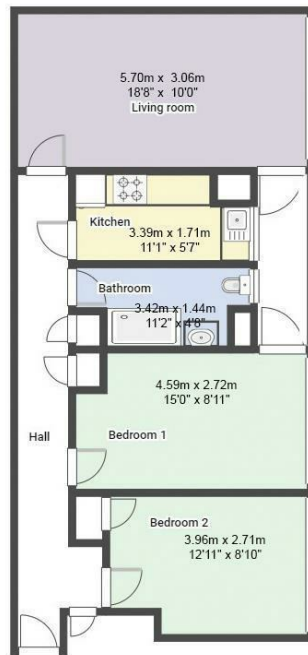
Any Legal Restrictions – No

Other Material Issues – No



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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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