

# HoldenCopley

PREPARE TO BE MOVED

Green Acre, Edwalton, Nottinghamshire NG12 4BB

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**Guide Price £150,000**

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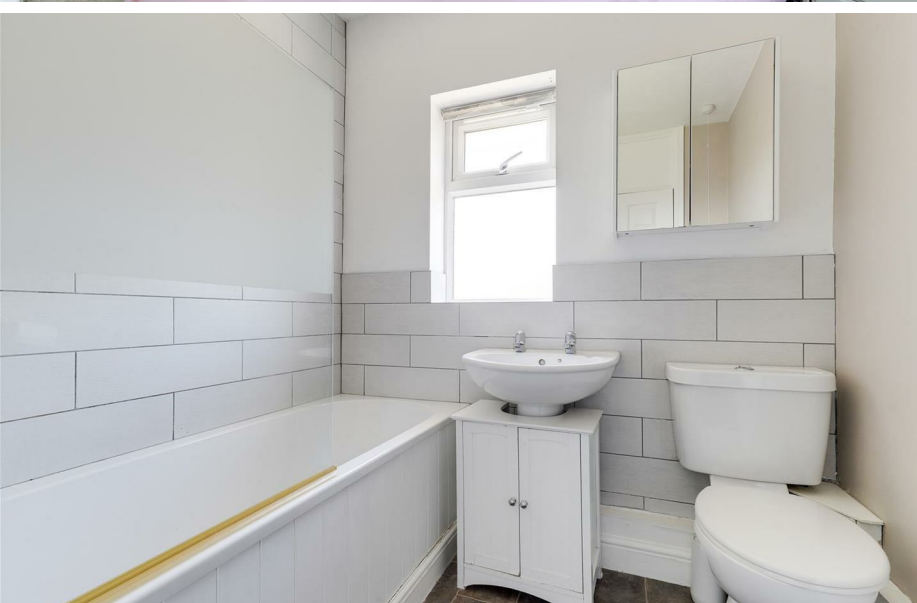
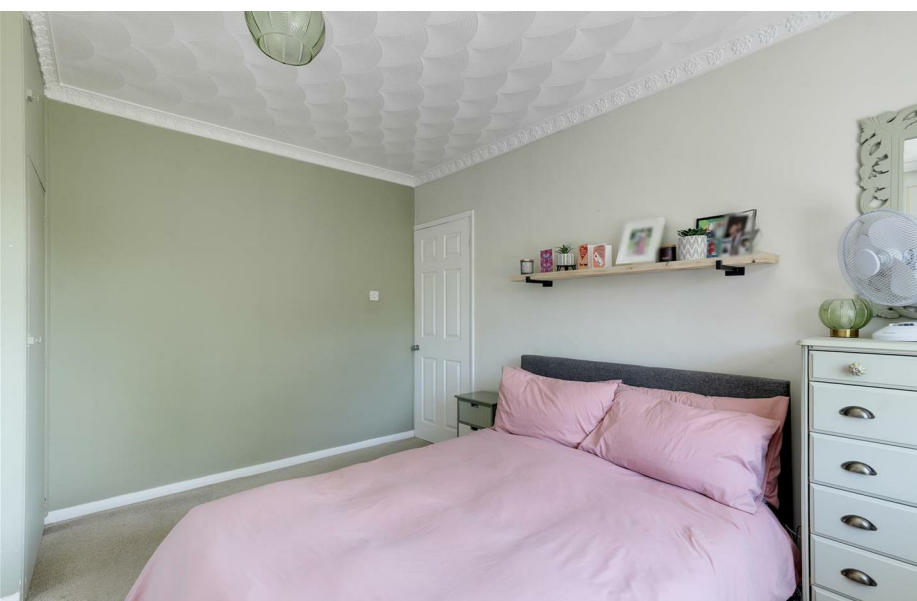
GUIDE PRICE - £150,000 - £160,000

## THE PERFECT STARTER HOME...

This well-presented, bright, and airy two-bedroom first-floor apartment is the ideal starter home for a first-time buyer or an investor. Situated in the sought-after area of Edwalton, it is conveniently located close to commuting links and the scenic countryside, offering a perfect blend of accessibility and tranquility. Internally, the accommodation comprises an inviting entrance hall leading to a landing with access to a partially boarded loft for extra storage. The spacious living room provides a comfortable space for relaxation and entertaining, while the modern fitted kitchen is equipped for all your culinary needs. There are two double bedrooms, both featuring in-built storage, and a pristine bathroom suite. Externally, the property boasts a fantastic-sized garden with a large lawn, a decked seating area, and two brick-built outhouses, perfect for outdoor enjoyment and storage. Additionally, there is ample on-street parking available, enhancing the convenience of this charming apartment.

MUST BE VIEWED





- First Floor Apartment
- Two Double Bedrooms With Storage
- Spacious Living Room
- Modern Fitted Kitchen
- Pristine Bathroom Suite
- Private Garden With Brick-Built Outouses
- Re-Decorated Throughout
- Sought-After Location
- Perfect Starter Home
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

The entrance hall has Minton tiled flooring, a polycarbonate roof, a UPVC double-glazed obscure windows to the side and rear elevation, and a single UPVC door providing access into the accommodation.

### Hallway

10'2" x 6'6" (3.11 x 1.99)

The hall has carpeted flooring, a radiator, access to a partially boarded loft, and provides access to the first floor accommodation.

### Lounge-Diner

17'10" x 14'7" (5.46 x 4.46)

The lounge has a UPVC double-glazed bay window and a further UPVC double-glazed window, carpeted flooring, a radiator, coving to the ceiling, a TV point, space for a dining room, and an integral feature fireplace.

### Kitchen

9'7" x 9'3" (2.93 x 2.83)

The kitchen has a range of fitted base and wall units with a rolled-edge worktop, a ceramic sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, vinyl flooring, tiled splashback, a radiator, recessed spotlights, and two UPVC double-glazed windows.

### Master Bedroom

12'11" x 9'5" (3.94 x 2.88)

The main bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a radiator, an in-built cupboard, and fitted sliding door wardrobes.

### Bedroom Two

13'0" x 9'2" (3.97 x 2.81)

The second bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a radiator, and an in-built cupboard.

### Bathroom

6'9" x 6'6" (2.07 x 1.99)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, partially tiled walls, vinyl flooring, a radiator with a chrome towel rail, and a UPVC double-glazed obscure window.

## OUTSIDE

The property benefits from an enclosed garden with a lawn, a range of plants and shrubs, courtesy lighting, a decked seating area, fence panelled boundaries, and two brick-built outhouses.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Phone Signal – Some 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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:

Service Charge in the year marketing commenced (£PA): £650.28

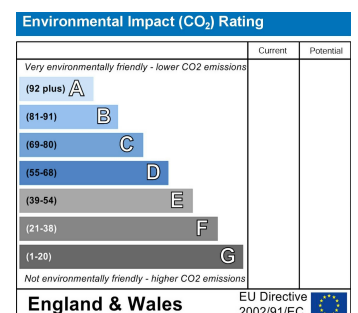
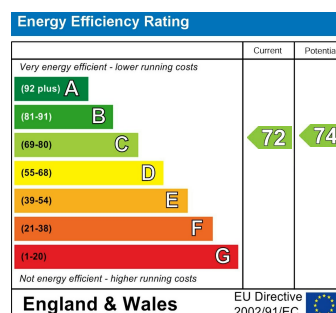
Property Tenure is Leasehold. Term: 125 years from 21st November 1988 - Term remaining 89 years.

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.

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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.

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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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