

HoldenCopley

PREPARE TO BE MOVED

Radcliffe Road, West Bridgford, Nottinghamshire NG2 5HE

Guide Price £170,000 - £180,000

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IDEAL FOR FIRST-TIME BUYERS...

This well-presented two-bedroom ground-floor flat is perfect for first-time buyers and is situated in the sought-after area of West Bridgford. The property is conveniently located near West Bridgford Town Centre, offering easy access to a wide range of excellent facilities and amenities, as well as being within reach of the City Centre and nearby Universities. Inside, the flat features a welcoming reception room with open access to a modern kitchen, creating a bright and functional living space. The accommodation also includes two spacious double bedrooms and a stylish bathroom. Outside, the property offers off-road parking and convenient garage access through the private garden.

MUST BE VIEWED!



- Ground Floor Flat
- Two Bedrooms
- Reception Room
- Modern Kitchen
- Stylish Bathroom
- Off-Road Parking & Garage
- Private Garden
- No Upward Chain
- Sought-After Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has laminate wood-effect flooring and a single UPVC door providing access into the accommodation.

Living Room

10'7" x 17'7" (3.24m x 5.38m)

The living room has carpeted flooring, two high heat retention storage heaters, ceiling coving, recessed spotlights, open access to the kitchen, a UPVC double-glazed window to the front elevation and a single door providing access to the front of the property.

Kitchen

6'10" x 7'4" (2.10m x 2.24m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, hob & extractor fan, partially tiled walls, tiled flooring and a UPVC double-glazed window to the front elevation.

Master Bedroom

9'10" x 12'4" (3.02m x 3.76m)

The main bedroom has carpeted flooring, a high heat retention storage heater and a UPVC double-glazed window to the rear elevation.

Bedroom Two

9'3" x 7'11" (2.82m x 2.42m)

The second bedroom has carpeted flooring, a high heat retention storage heater and a UPVC double-glazed window to the side elevation.

Bathroom

6'2" x 4'11" (1.89m x 1.50m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, partially tiled walls, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside is access to off-road parking, access to the garage via the private garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Room Heaters

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Covenant affecting the property

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:

Property Tenure is Leasehold

Ground Rent in the year marketing commenced (EPA): £10

Property Tenure is Leasehold. Term : 999 years from 2nd September 1965 Term remaining 940 years.

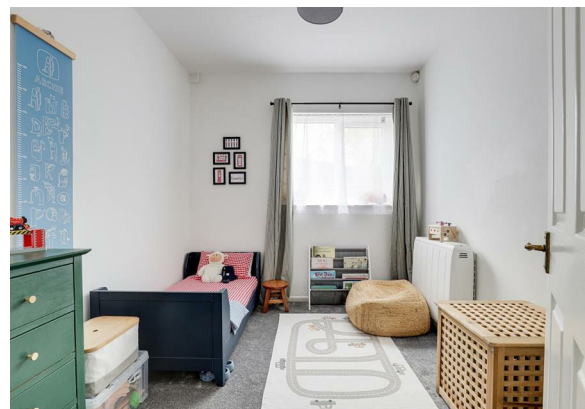
The information regarding ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and have obtained the lease length via the Land registry.

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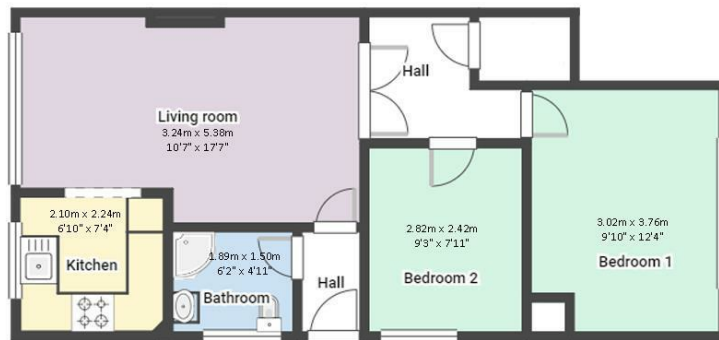
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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