

HoldenCopley

PREPARE TO BE MOVED

Stavely Way, Gamston, Nottinghamshire NG2 6QR

Guide Price £180,000 - £190,000

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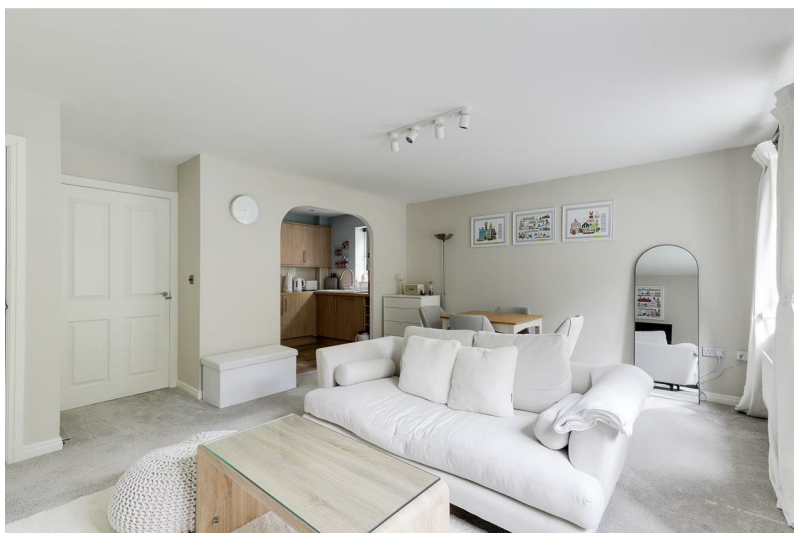


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GROUND FLOOR APARTMENT...

This well-presented ground floor apartment, featuring two bedrooms, offers an ideal opportunity for first-time buyers or investors. The property stands out with its spacious layout. Located in a highly sought-after area, the apartment provides convenient access to West Bridgford, Holme Pierrepont Country Park, and excellent transport links, all while being just a short distance from the scenic River Trent. Inside, Benefiting from newly fitted carpets and made to measure blinds in the living room. The accommodation includes an inviting entrance hall, a generously sized living room, a contemporary fitted kitchen, and two well-proportioned bedrooms. The master bedroom benefits from a private en-suite, while a stylish three-piece bathroom suite serves the rest of the home. Externally, the property also includes an allocated parking space, adding to its practicality.

MUST BE VIEWED





- Ground Floor Apartment
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Well-Presented Throughout
- Plenty Of Storage Space
- Leasehold
- Must Be Viewed





ACCOMMODATION

Hallway

10'6" x 8'11" (3.22 x 2.74)

The entrance hall has carpeted flooring, a wall mounted radiator, a telephone point, a built-in cupboard with an automatic light, double power points and floor to ceiling shelves and provides access into the accommodation

Living/Dining room

16'10" x 13'6" (5.15 x 4.14)

The living/dining room has carpeted flooring, a wall mounted radiator, a built-in cupboard with floor to ceiling shelves, a TV point with broadband, a telephone point and two UPVC double glazed windows

Kitchen

9'9" x 6'10" (2.99 x 2.10)

The kitchen has wood effect flooring, a range of fitted wall and base units with square edge worktops, a white ceramic sink and a half with a cook's mixer tap, partially tiled walls, an integrated double oven, an induction hob, an integrated fridge freezer, a integrated washing machine, an integrated dishwasher, a wine rack, a wall mounted boiler, recessed spotlights and a UPVC double glazed window

Master Bedroom

14'1" x 11'3" (4.31 x 3.44)

The main bedroom has carpeted flooring, a wall mounted radiator, fitted wardrobes, a telephone point, access to an en-suite and a UPVC double glazed window

En-suite

5'6" x 5'2" (1.70 x 1.60)

The en-suite has vinyl flooring, a chrome heated towel rail, a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a wall mounted shower, a wall mounted medicine cabinet, partially tiled walls, an electric shaving point, an extractor fan and recessed spotlights

Bedroom Two

14'1" x 9'7" (4.31 x 2.94)

The second bedroom has carpeted flooring, a wall mounted radiator, a telephone point, broadband and a UPVC double glazed window

Bathroom

6'9" x 5'5" (2.07 x 1.67)

The bathroom has vinyl flooring, a wall mounted radiator, a low level flush W/C, a bidet spray, a pedestal wash basin, a panelled bath with a wall mounted shower, partially tiled walls, a full length mirrored vanity cabinet, an extractor fan, recessed spotlights and a UPVC double glazed window

OUTSIDE

Outside there is an allocated car parking space

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

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

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

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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 (£PA): £1,629.54

Ground Rent in the year marketing commenced (£PA): £201.69

Property Tenure is Leasehold. Term : 999 years from 1 January 2006 Term remaining 984 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.

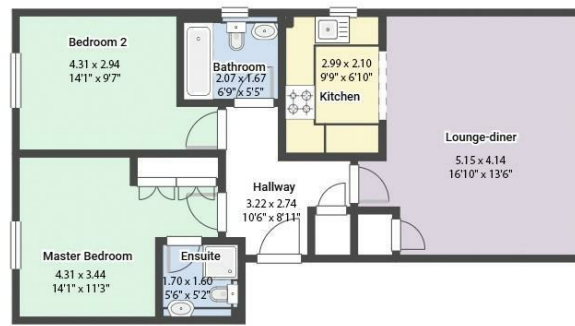
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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

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