

HoldenCopley

PREPARE TO BE MOVED

Wakefield Close, Wilford, Nottinghamshire NG11 7HB

Guide Price £190,000

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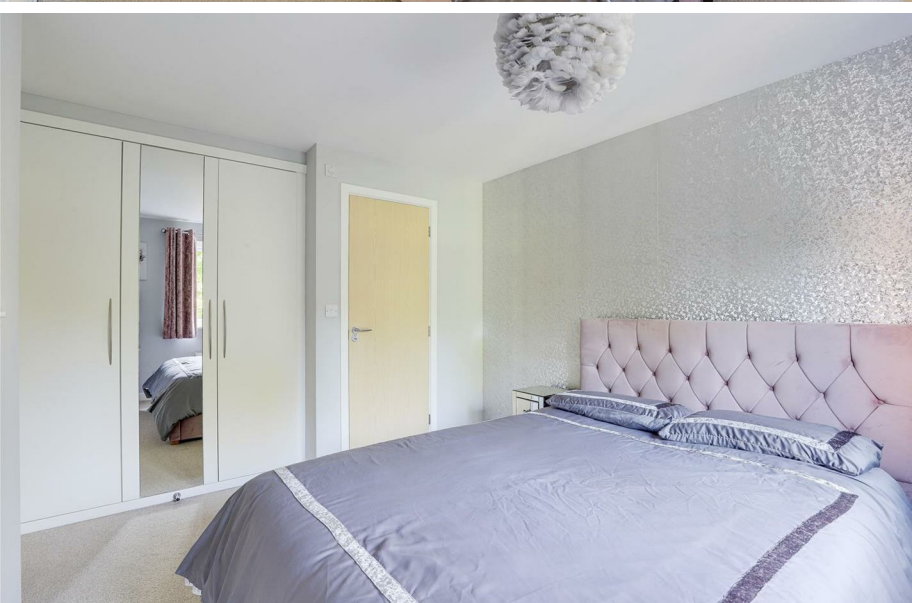
GUIDE PRICE £190,000 - £200,000

LOCATION, LOCATION, LOCATION...

This well-presented two-bedroom apartment, situated on the first floor, offers an excellent opportunity for a range of buyers, whether you're an investor seeking a strong rental property or a first-time buyer looking to step onto the property ladder. Located in a quiet cul-de-sac, just a stone's throw from the beautiful River Trent, this home enjoys a peaceful setting while remaining close to a variety of local amenities, including shops, cafes, and parks. It also benefits from superb transport links, with nearby bus and tram stops offering easy access to the city centre and surrounding areas. Internally, the accommodation is bright and welcoming. The entrance hall features a large built-in storage cupboard, ideal for coats, shoes, and additional household items. The heart of the home is the spacious, open-plan lounge and modern kitchen, offering plenty of room for both relaxation and entertaining. The flat boasts two well-proportioned bedrooms, both of which come with fitted wardrobes for added convenience. The master bedroom benefits from its own private en-suite, complete with a shower, sink, and WC. The main bathroom features a modern three-piece suite, including a bath, providing a perfect space to unwind.

MUST BE VIEWED





- First Floor Apartment
- Two Bedrooms
- Open Plan Living Room & Fitted Kitchen
- En-suite To The Master Bedroom
- Three-Piece Bathroom Suite
- Storage Space
- Allocated Parking
- Sought After Location
- Leasehold
- Must Be Viewed





ACCOMMODATION

Hallway

The hallway has wood-effect flooring, an in-built cupboard, a radiator, secure intercom entry system, a solid door providing access into the accommodation.

Kitchen Living Room

12'6" x 18'11" (3.83m x 5.77m)

The kitchen living room has a range of fitted base and wall units with worktops, a stainless steel undermounted sinks with a mixer tap, an integrated double oven, a gas ring hob and extractor fan, a TV point, space for a dining table, a radiator, wood-effect flooring, a UPVC double glazed window, and a double French doors with a Juliet balcony.

Bedroom One

10'2" x 11'9" (3.12m x 3.60m)

The first bedroom has a UPVC double glazed window, a radiator, triple fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

7'4" x 4'7" (2.26m x 1.40m)

The en-suite has a low level flush W/C, a counter top wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring.

Bedroom Two

9'4" x 11'3" (2.86m x 3.43m)

The second bedroom has a UPVC double glazed window, a radiator, a fitted wardrobe, and carpeted flooring.

Bathroom

6'0" x 5'7" (1.84m x 1.72m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a radiator, partially tiled walls, and tiled flooring.

OUTSIDE

Outside of the property is a communal garden and off road parking

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps

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 – Nottingham City 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): £1,688.15

Ground Rent in the year marketing commenced (£PA): £150

Property Tenure is Leasehold. Term : 125 years from 1 January 2007 Term remaining 108 years.

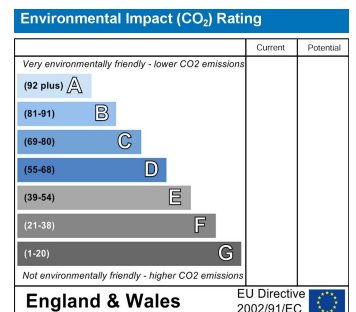
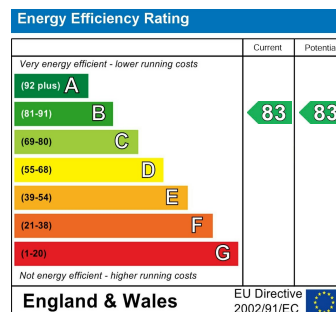
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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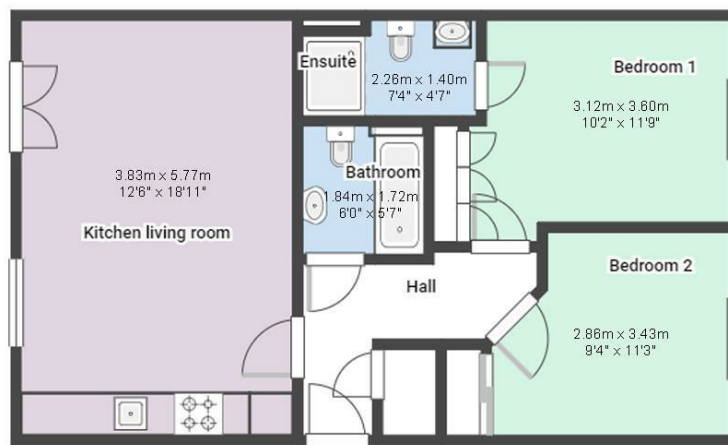
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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