

HoldenCopley

PREPARE TO BE MOVED

Radcliffe Road, West Bridgford, Nottinghamshire NG2 5HH

Guide Price £160,000 - £170,000

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NO UPWARD CHAIN...

This beautifully presented ground floor apartment is offered to the market with no upward chain, making it an ideal choice for a range of buyers, including those looking to step onto the property ladder. Situated in the highly sought-after area of West Bridgford, the property benefits from easy access to a wide array of excellent amenities and facilities, as well as direct transport links to the City Centre and nearby universities. The accommodation is finished to a high standard throughout, featuring a private entrance leading onto a spacious open-plan kitchen and living area, a convenient utility room, and a generous-sized double bedroom serviced by a modern three-piece bathroom suite. Externally, the property includes allocated parking, adding further appeal to this move-in ready home.

MUST BE VIEWED



- Ground Floor Apartment
- Double Bedroom
- Open Plan Living
- Modern Fitted Breakfast Kitchen With Appliances
- Separate Utility
- Three-Piece Bathroom Suite
- Private Entrance
- Allocated Off-Road Parking
- Sought-After Location
- Leasehold - Over 100+ Years Left On Lease

ACCOMMODATION

Living Room

9'11" x 16'6" (3.04m x 5.03m)

The living room has laminate flooring, a radiator, a TV point, a wall-mounted security intercom system, wall-light fixtures, UPVC double-glazed windows, a single composite door providing access into the accommodation, and open plan to the kitchen.

Kitchen

9'9" x 9'11" (2.98m x 3.03m)

The kitchen has a range of fitted gloss base and wall units with laminate worktops, under-cabinet lighting, a stainless steel sink with a movable swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated dishwasher, space for a fridge freezer, laminate flooring, and recessed spotlights.

Hall

3'3" x 3'3" (1.00m x 1.00m)

The hall has laminate flooring.

Utility Room

3'4" x 4'2" (1.02m x 1.28m)

The utility room has a fitted laminate worktop, space and plumbing for a washing machine, a wall-mounted consumer unit, an extractor fan, and laminate flooring.

Bedroom

16'7" x 9'3" (5.08m x 2.82m)

The bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and an in-built cupboard.

Bathroom

8'3" x 5'6" (2.54m x 1.68m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a "P" shaped bath with an overhead shower fixture and a shower screen, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

To the front of the property is an allocated off-road parking space.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed – Ultrafast available -1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Mostly 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Np

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): £1,323

Ground Rent in the year marketing commenced (£PA): £250

Property Tenure is Leasehold. Term: 125 years from 1 January 2018 - Term remaining 119 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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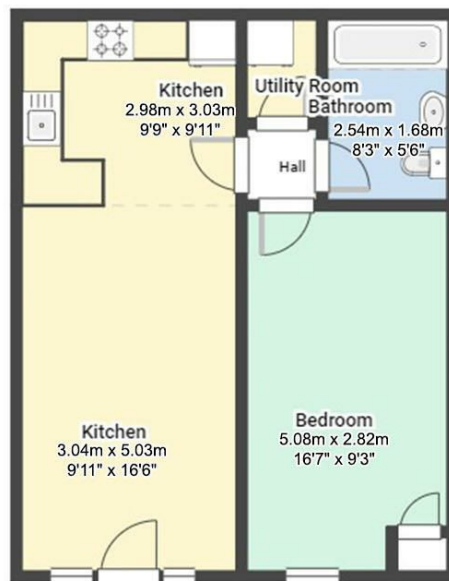
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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