

HoldenCopley

PREPARE TO BE MOVED

Wilberforce Road, Wilford, Nottinghamshire NG11 7GU

Guide Price £150,000 - £165,000

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NO UPWARD CHAIN...

This ground-floor apartment is an ideal purchase for first-time buyers or investors. Situated in a highly sought-after location, the property is within close proximity to West Bridgford, a vibrant area known for its excellent amenities, a wide range of bars and eateries, and superb transport links to surrounding areas. Upon entering the apartment, you are welcomed by an entrance hall providing access to the rest of the accommodation. The heart of the home is the open-plan living and dining area, which is bathed in natural light and seamlessly connects to a modern fitted kitchen. This functional kitchen is perfect for both everyday. Double doors open from the living area onto a patio area. The apartment further boasts a generously sized double bedroom which is serviced by a three-piece bathroom suite. Outside, the property benefits from well-maintained communal gardens, adding to its appeal. Additionally, the apartment comes with allocated parking, ensuring convenience for residents and visitors alike.

MUST BE VIEWED



- Ground Floor Apartment
- One Bedroom
- Open Plan Living Room & Kitchen
- Three-Piece Bathroom Suite
- Allocated Off-Road Parking
- Communal Areas
- Leasehold
- Popular Location
- Excellent Transport Links
- Must Be Viewed

ACCOMMODATION

Hall
The hall has carpeted flooring, an in-built cupboard, a wall-mounted telephone security entry system, and a door providing access into the accommodation.

Kitchen Living Room
21'3" x 20'4" max (6.50m x 6.22m max)
The fitted kitchen area has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, a gas ring hob and extractor fan, space and plumbing for a washing machine, tiled flooring, and open access into the living room.
The living room has two UPVC double glazed windows, two radiators, an in-built cupboard, carpeted flooring, and double French doors opening onto the patio area.

Bedroom
11'1" x 11'5" (3.39m x 3.48m)
The bedroom has a UPVC double glazed window, a radiator, an in-built cupboard, and carpeted flooring.

Bathroom
7'10" x 5'5" (2.40m x 1.67m)
The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a shaver socket, a radiator, partially tiled walls, and tiled flooring.

OUTSIDE
Outside of the property, there are communal gardens and allocated 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 - Ultrafast Download Speed 1800Mbps 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 - Nottingham City Council - Band B
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.

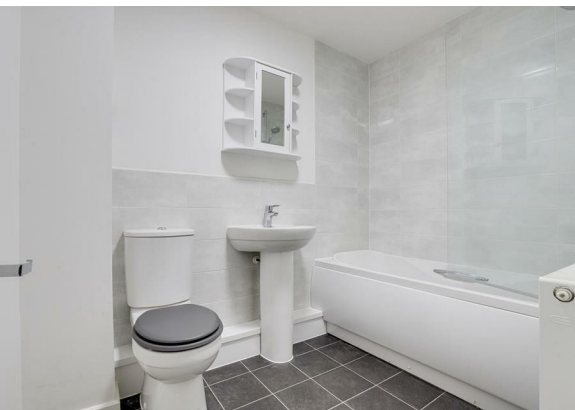
The vendor has advised the following:
Property Tenure is Leasehold
Service Charge in the year marketing commenced (EPA): £1,600.00
Ground Rent in the year marketing commenced (EPA): £150
Property Tenure is Leasehold. Term : 125 years from 26 January 2007 Term remaining 107 years.

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.



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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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