

HoldenCopley

PREPARE TO BE MOVED

Earlswood Drive, Edwalton, Nottinghamshire NG12 4AZ

Guide Price £180,000 - £190,000

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NO UPWARD CHAIN...

Located in a highly sought-after area, this well-presented two-bedroom ground-floor apartment offers a fantastic opportunity for a variety of buyers, including first-time purchasers, downsizers, and investors. With excellent local amenities just a short distance away and superb transport links via the A52, this property provides both convenience and accessibility. Upon entering the apartment, you are welcomed into a spacious entrance hall that leads to a generously sized living room. This inviting space is filled with natural light and features a charming fireplace. The fitted kitchen offers a range of storage options and ample worktop space. The apartment benefits from two well-proportioned double bedrooms, each providing plenty of space for furnishings and personal touches. The three-piece bathroom suite is tastefully designed and includes a bath with an overhead shower, a washbasin, and a WC, catering to both comfort and convenience. Externally, the property enjoys well-maintained outdoor spaces. To the front, there is a neatly kept lawn, complemented by a hedged boundary and gated access, adding to the property's appeal and privacy. At the rear, a private garden area features a combination of a lawn and a paved patio, offering the perfect spot for outdoor relaxation or entertaining. The enclosed boundaries, consisting of hedging and fencing, provide additional seclusion, while gated access ensures security and practicality.

MUST BE VIEWED



- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Leasehold
- Sought After Location
- Excellent Transport Links
- Potential Off Street Parking
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has tiled flooring, an in-built cupboard, coving to the ceiling, a radiator, a UPVC double glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

Living Room

14'6" x 13'10" (4.43m x 4.23m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace with a decorative surround, coving to the ceiling, a radiator, and carpeted flooring .

Kitchen

9'6" x 9'3" (2.92m x 2.84m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, space and plumbing for a washing machine, space for a freestanding cooker, an extractor fan, partially tiled walls, tiled flooring, three UPVC double glazed windows to the side and rear elevation, and a UPVC door opening to the rear garden.

Bedroom One

12'11" x 11'10" (3.94m x 3.62m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, an in-built cupboard, and carpeted flooring.

Bedroom Two

12'11" x 9'6" (3.94m x 2.90m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

8'7" x 5'4" (2.62m x 1.64m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, 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 vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, a hedged boundary, and gated access.

Rear

To the rear of the property is a patio, a lawn, a fence panelled boundary, and gated access.

Outbuilding

The outbuilding has a UPVC double glazed window, and electric supply.

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 - Some coverage of 3G & 5G
- 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 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 Leashold
Service Charge in the year marketing commenced (£PA): £861.49
Ground Rent in the year marketing commenced (£PA): N/A
Property Tenure is Leasehold, Term : 125 years from 21st February 1983 Term remaining 88 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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