

# HoldenCopley

PREPARE TO BE MOVED

Lady Bay Road, West Bridgford, Nottinghamshire NG2 5BJ

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Guide Price £170,000 - £180,000



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### GREAT LOCATION...

This two-bedroom ground floor maisonette is offered to the market with no up-ward chain making it perfect for a range of buyers. Located in the highly desirable area of West Bridgford, this property is just a short walk from the bustling town centre, where you'll find an array of shops, cafes, and restaurants, all within easy reach of Nottingham City Centre. Upon entering, you're greeted by an inviting entrance hall that leads to a generously sized living room, perfect for both relaxation and entertaining. The modern fitted kitchen offers ample space for cooking and dining. The two well-proportioned bedrooms provide comfortable spaces for rest, both served by a three-piece bathroom. Externally, the property benefits from gravelled areas to both the front and rear, offering low-maintenance outdoor spaces. Additionally, there is access to a detached garage and parking spaces, providing ample storage and convenience. This maisonette combines practical living with an excellent location, making it a fantastic choice for those seeking a move-in ready home in one of West Bridgford's most sought-after areas.

### MUST BE VIEWED





- Ground Floor Flat
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Three-Piece Bathroom Suite
- Garage
- Off-Street Parking
- No Upward Chain
- Popular Location
- Must Be Viewed











ACCOMODATION

Entrance Hall

9'9" x 8'0" (2.98m x 2.46m)

The entrance hall has wood-effect flooring, a radiator, an in-built cupboard, a wall-mounted thermostat, and a UPVC door providing access into the accommodation.

Kitchen

9'11" x 6'10" (3.03m x 2.10m)

The kitchen fitted handleless wall and base units, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a hob and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, an extractor fan, a radiator, partially tiled walls, vinyl flooring, and a UPVC double-glazed window to the front elevation.

Living Room

14'2" x 10'3" (4.33m x 3.13m)

The living room has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Master Bedroom

12'6" x 9'1" (3.82m x 2.79m)

The main bedroom has carpeted flooring, a radiator, in-built wardrobes, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

8'8" x 8'0" (2.66m x 2.45m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'2" x 5'0" (1.88m x 1.53m)

The bathroom has a concealed low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and a handheld shower head, an extractor fan, partially tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside of the property graveled areas to the front and rear, access to a detached garage and parking spaces.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 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 – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- 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:

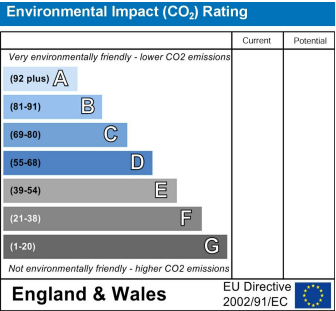
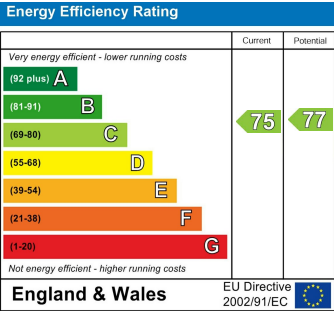
- Property Tenure is Leasehold
- Service Charge in the year marketing commenced (£PA): N/A
- Ground Rent in the year marketing commenced (£PA): N/A
- Property Tenure is Leasehold. Term: 125 years from 25 December 2012
- Term remaining 112 years.

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 licence 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.

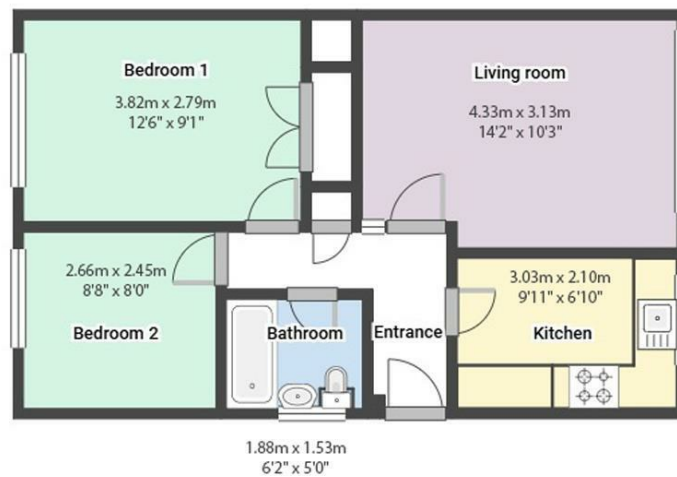
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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