

HoldenCopley

PREPARE TO BE MOVED

Green Acre, Edwalton, Nottinghamshire NG12 4BB

Guide Price £170,000 - £180,000

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NO UPWARD CHAIN...

This well-presented first floor flat is a great purchase for first time buyers and investors alike. This property enjoys a peaceful position on a charming tree-lined crescent in the sought-after area of Edwalton. Ample street parking and mature trees enhance the setting, giving the neighbourhood a pleasant suburban feel while remaining within easy reach of local amenities, schools, and transport links. Internally, the flat offers wooden stairs leading up to the first floor, where you enter a spacious hallway as the heart of the home. The lounge/diner features plenty of space for a living area and a dining area. The modern fitted kitchen allows for ample cooking and storage space. The flat offers two double bedrooms, both with in-built storage, serviced by a three piece bathroom suite. Enhancing its appeal, the property has recently had a new roof installed, which includes new tiles and roofing felt, making the property more energy efficient, and assures worry-free living for years to come. Externally, the front of the property offers a shared front garden with a lawn and ample street parking. To the rear is a shared garden with a lawn, which receives a lot of sunlight throughout the day, perfect for enjoying sunsets and warm summer days.

MUST BE VIEWED





- First Floor Flat
- Two Double Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Shared Garden Area
- Residential Location
- Close To Local Amenities
- Ideal For First Time Buyers
- Must Be Viewed





ACCOMMODATION

Entrance Hall

3*0" x 2*11" (0.93m x 0.89m)

The entrance hall has wooden stairs, and a single door providing access into the accommodation.

Hallway

8*9" x 6*5" (2.69m x 1.97m)

The hallway has wood-effect flooring, a radiator, in-built storage cupboards, access to the loft with lighting, and provides access to the accommodation.

Lounge/Diner

17*9" max x 14*6" into bay (5.43m max x 4.44m into bay)

The lounge diner has wood-effect flooring, two radiators, coving to the ceiling, and UPVC double-glazed windows to the front elevation.

Kitchen

9*8" x 9*4" (2.96m x 2.87m)

The kitchen has a range of fitted gloss base and wall units with rolled-edge worktops, a composite sink with a mixer tap and drainer, space for a freestanding cooker, an extractor fan, space for a washing machine, space for a fridge freezer, wood-effect flooring, partially tiled walls, a radiator, coving to the ceiling, a panelled ceiling, recessed spotlights, and UPVC double-glazed windows to the side and rear elevations.

Master Bedroom

12*11" max x 10*11" (3.96m max x 3.34m)

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

Bedroom Two

12*11" x 9*5" (3.94m x 2.89m)

The second bedroom has carpeted flooring, an in-built storage cupboard, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

6*10" x 6*6" (2.09m x 1.99m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a panelled double-ended bath with a wall-mounted electric shower fixture, tiled flooring, tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a shared lawned garden and fence panelled boundaries.

Rear

To the rear of the property is a shared enclosed garden with a lawned area, planted borders with mature hedging, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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): £67.31

Ground Rent in the year marketing commenced (£PA): £10

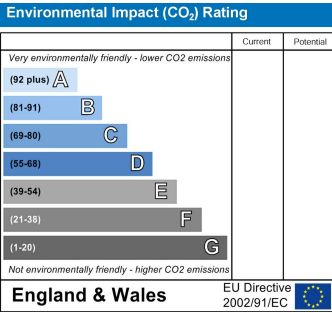
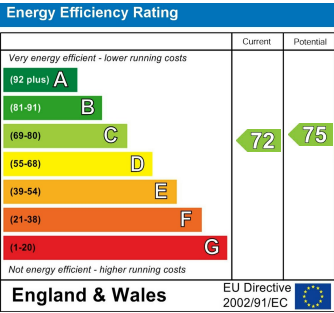
Property Tenure is Leasehold. Term: 125 years from 27 February 1989 - Term remaining 89 years.

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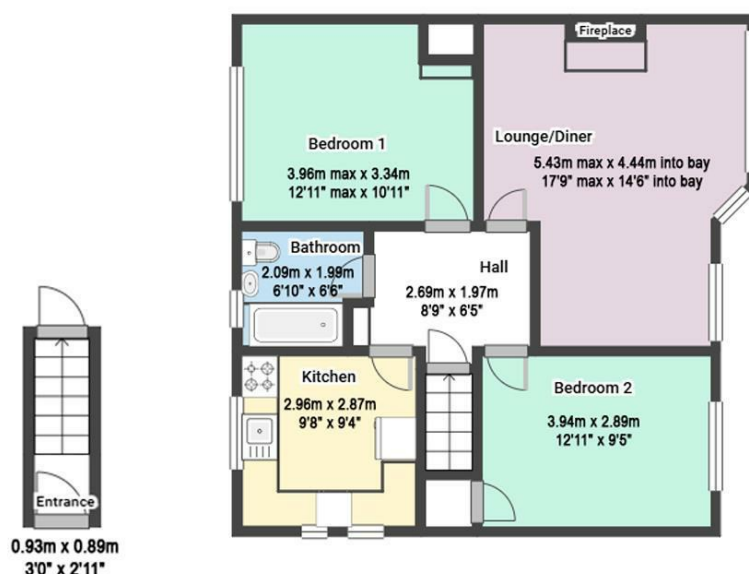
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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