

HoldenCopley

PREPARE TO BE MOVED

Bradbury Gardens, Ruddington, Nottinghamshire NG11 6AX

Guide Price £160,000 - £170,000

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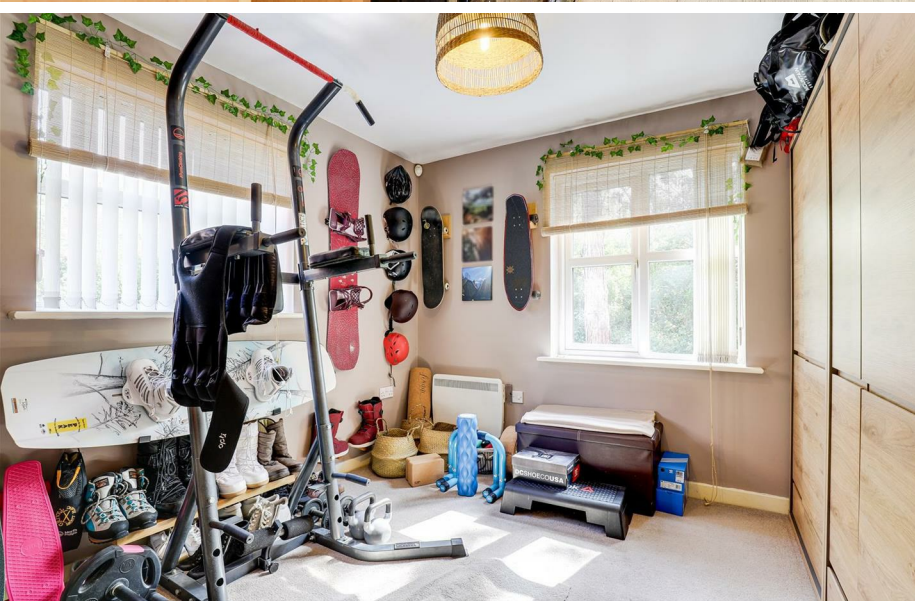
GUIDE PRICE: £160,000 - £170,000

GROUND FLOOR FLAT...

Situated in the charming village location of Ruddington, this two bedroom ground floor flat is the perfect opportunity for a first time buyer looking to get on the property ladder and to move straight into their new home, or investors looking for a great rental opportunity! Close to local amenities such as shops, eateries and parks, and has excellent transport links. Internally, the flat offers a spacious living room with open access into the fitted kitchen, a double master bedroom with built-in wardrobes, a second double bedrooms, serviced by a three piece bathroom suite. Externally, off-street parking is available, alongside shared garden area to enjoy the warmer months.

MUST BE VIEWED





- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Ample Built-In Storage
- Off-Street Parking
- Residential Location
- Excellent Transport Links
- Must Be Viewed





ACCOMMODATION

Entrance Hall

6'0" x 10'2" (1.85m x 3.10m)

The entrance hall has carpeted flooring, an in-built storage cupboard, a wall-mounted electric heater, a UPVC double-glaze window, and a single door providing access into the accommodation.

Living Room

11'10" x 20'11" (3.61m x 6.39m)

The living room has carpeted flooring, two wall-mounted electric heaters, two UPVC double-glazed windows, and open access into the kitchen.

Kitchen

8'8" x 6'10" (2.64m x 2.08m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and a drainer, an integrated oven with an electric hob and a stainless steel extractor fan, space and plumbing for a washing machine, space for a small fridge freezer, wood-effect flooring, and partially tiled walls.

Master Bedroom

13'8" x 10'5" (4.17m x 3.18m)

The main bedroom has carpeted flooring, a wall-mounted electric heater, a UPVC double-glazed window, and in-built storage cupboards.

Bedroom Two

11'10" x 10'2" (3.62m x 3.11m)

The second bedroom has carpeted flooring, a wall-mounted electric heater, and two UPVC double-glazed windows.

Bathroom

8'9" x 6'11" (2.67m x 2.11m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, an in-built storage cupboard, a heated towel rail, wood-effect flooring, partially tiled walls, and a UPVC double-glazed obscure window.

OUTSIDE

Outside of the property is off-street parking.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Superfast - 223 Mbps (Highest available download speed) 32 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 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 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.

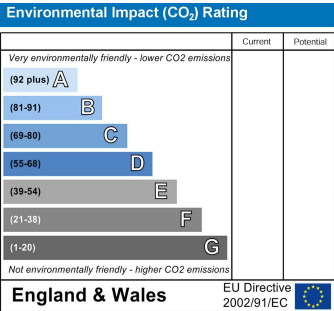
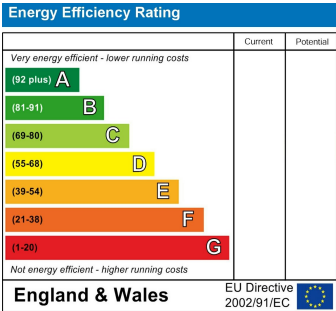
The vendor has advised the following:
Property Tenure is Leasehold.
Service Charge in the year marketing commenced (£PA): £1 January 2006
Ground Rent in the year marketing commenced (£PA): £125
Property Tenure is Leasehold. Term: 125 years from 1 January 2006 -
Term remaining 104 years.

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.

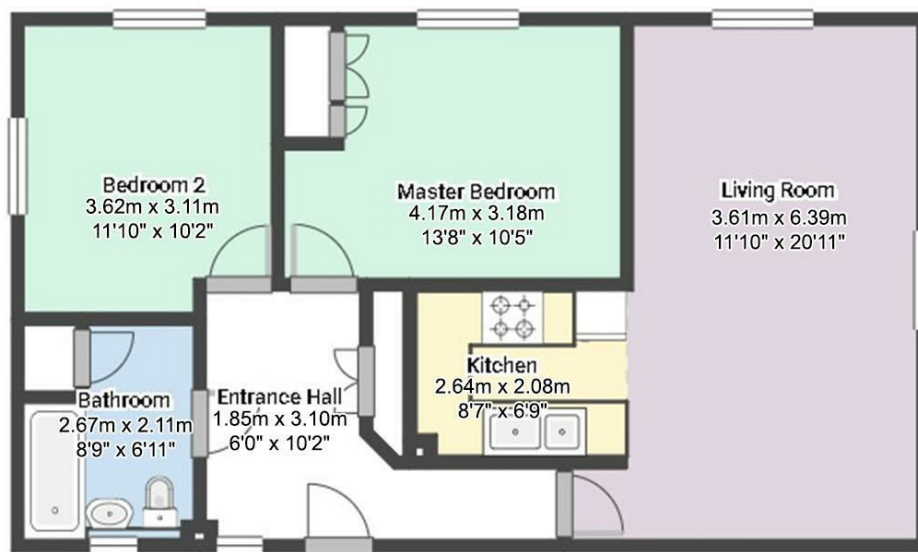
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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 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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