

HoldenCopley

PREPARE TO BE MOVED

Wakefield Close, Wilford, Nottinghamshire, NG11 7HB

Guide Price £190,000

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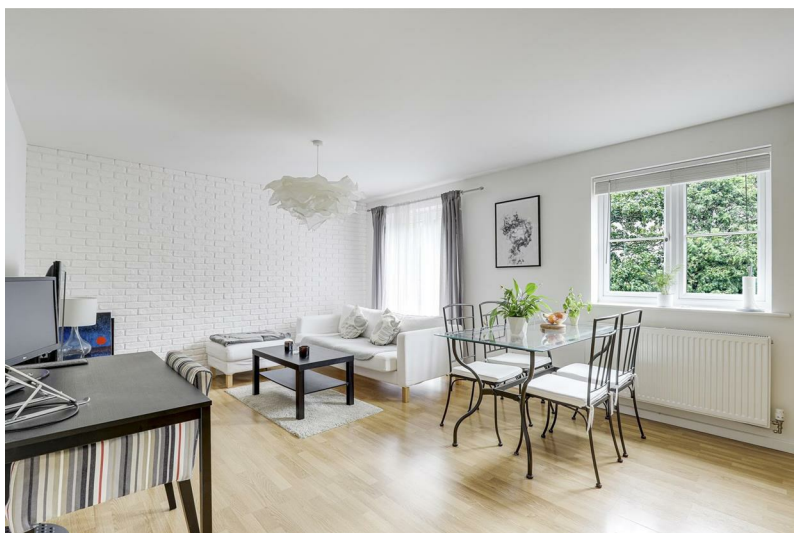
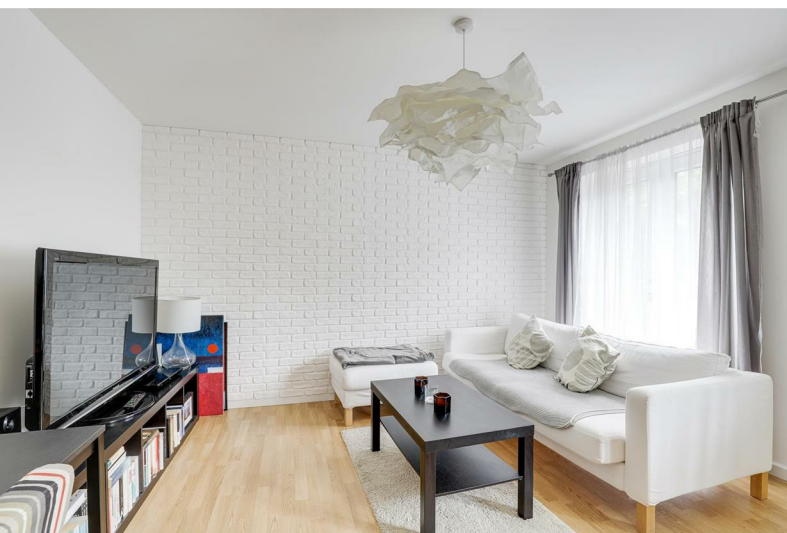


GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN...

This two bedroom second floor apartment is presented to a high standard throughout offering spacious accommodation and ample storage throughout making the perfect purchase for a range of buyers. From first-time buyers looking to get on the property ladder, and investors looking for a fantastic addition to their rental portfolio alike. Ideal for anyone looking to be located in the sought after area of Wilford closely situated to amenities such as shops, schools and transport links into Nottingham City Centre. Internally the property comprises of an entrance hall, an open plan living/kitchen area, two good sized bedrooms - the master hosting an en-suite, and a separate three piece bathroom suite. Outside there is communal gardens and an allocated parking providing off street parking as well as additional spaces for visitors.

MUST BE VIEWED!





- Second Floor Apartment
- Two Bedroom
- Open Plan Kitchen/Living Area
- En-Suite
- Three Piece Bathroom Suite
- Well Presented Throughout
- Allocated Parking Space
- Communal Gardens
- Sought After Location
- 360 Virtual Tour Available





ACCOMMODATION

Hallway

10*9" x 8*1" (3.28 x 2.47)

The hallway has wood effect flooring, radiator, telecom, a loft hatch, smoke alarm, thermostat and a single door providing access into the accommodation

Lounge/Kitchen

18*9" x 12*6" (5.72 x 3.83)

The lounge/kitchen area has wood effect flooring, a range of fitted wall and base units with fitted worksurfaces, an integrated oven with gas hobs, stainless steel splashback and an extractor fan, a stainless steel sink with a drainer and mixer taps, smoke alarm, a radiator, TV point, UPVC double glazed windows to the rear elevation and UPVC double glazed French doors to the rear elevation

Master Bedroom

11*8" x 10*3" (3.56 x 3.13)

The main bedroom has carpeted flooring, integrated triple wardrobe, radiator, provides access to the en-suite and a UPVC double glazed window to the front elevation

En-suite

7*8" x 4*7" (2.34 x 1.40)

The en-suite has tiled flooring, radiator, recessed ceiling spotlights, an extractor fan, a walk in shower with a wall mounted mains-fed shower and a shower over, a low level flush WC and a floating washbasin with mixer taps

Bedroom Two

11*0" x 9*5" (3.36 x 2.88)

The second bedroom has carpeted flooring, radiator, fitted double wardrobe and a UPVC double glazed window to the front elevation

Bathroom

6*2" x 5*7" (1.90 x 1.72)

The bathroom has tiled flooring, recessed ceiling spotlights, an extractor fan, low level flush WC, floating washbasin with mixer taps and a freestanding bath with mixer taps and an over shower and a wall mounted radiator

OUTSIDE

Outside of the property is an allocated parking space along with additional visitor parking and well-maintained communal gardens

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 80 Mbps (Highest available download speed)

20 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

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 - Nottingham City Council - Band C

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.

Property Tenure is Leasehold.

Service Charge in the year marketing commenced (£PA): £150

Ground Rent in the year marketing commenced (£PA): £1745.08

Term: 125 years from 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.

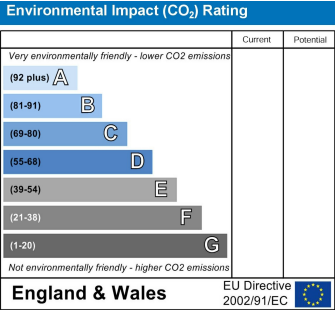
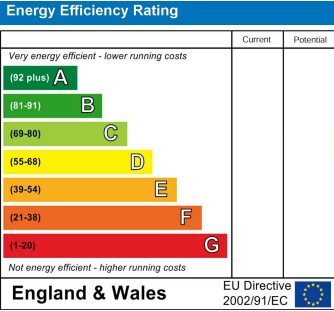
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Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 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.

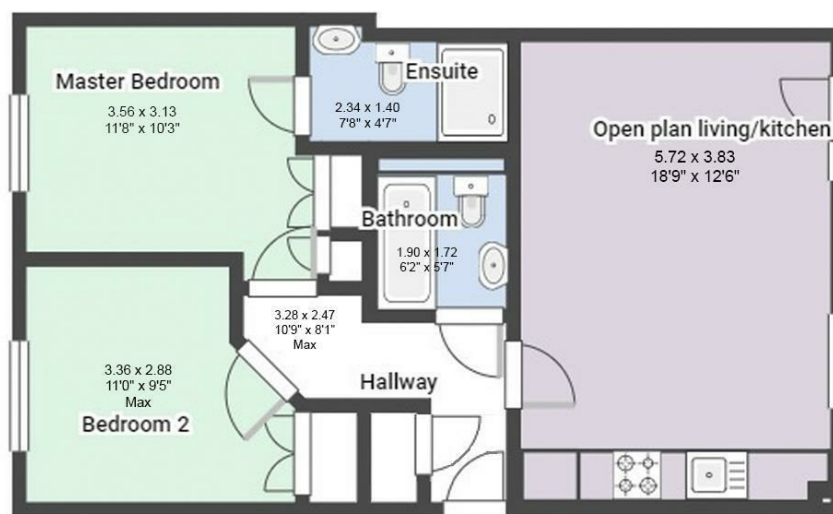
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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