

HoldenCopley

PREPARE TO BE MOVED

Caudale Court, Gamston, Nottinghamshire NG2 6PN

Guide Price £150,000

Caudale Court, Gamston, Nottinghamshire NG2 6QN



GUIDE PRICE - £150,000 - £160,000

WELL PRESENTED THROUGHOUT...

This first floor two bedroom apartment would make the perfect purchase for any first time or investor buyer alike as it is well presented throughout. The property is situated in a popular location with easy access to West Bridgford, Holme Pierrepont Country Park, excellent transport links and is only a short distance from the River Trent. The location also falls within the catchment area for Abbey Road Primary, West Bridgford School as well as Rushcliffe (High) school.

The service charge is £99 per month (variable every year) to the freeholders Riverside Housing Association towards the upkeep and maintenance of the communal areas including garden, lawn and stairways.

Internally, the accommodation comprises of an entrance hall, an open plan living space with a modern kitchen and two bedrooms serviced by the three piece bathroom suite and an en-suite to the master.

Outside the property is allocated parking.

MUST BE VIEWED





- Apartment
- Open Plan Living
- Two Bedrooms
- Modern Kitchen
- Living / Dining Room
- Three Piece Bathroom Suite
- En-Suite
- Allocated Parking Space
- Leasehold
- 360 Tour Available





ACCOMMODATION

Hallway

The entrance hall has carpeted flooring, a wall mounted radiator, a wall mounted thermostat, two in built storage cupboards, coving to the ceiling and a double glazed window

Master Bedroom

11'0" × 10'0" (3.36 × 3.06)

The main bedroom has carpeted flooring, a TV point, a wall mounted radiator, two in built wardrobes, coving to the ceiling, a double glazed Juliette balcony, and provides access to the en-suite

En-Suite

7'3" × 5'2" (2.21 × 1.60)

The en-suite has vinyl flooring, a low level flush W/C, a pedestal wash basin, a shower enclosure, part tiled walls, an extractor fan, LED spotlights and a wall mounted radiator

Bedroom Two

11'0" × 9'1" (3.37 × 2.78)

The second bedroom has carpeted flooring, an in built wardrobe, a wall mounted radiator, coving to the ceiling and a double glazed window

Bathroom

7'2" × 6'11" (2.19 × 2.13)

The bathroom has vinyl flooring, a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead shower, an extractor fan, part tiled walls, LED spotlights, an electrical shaver point, a wall mounted radiator and a double glazed courtesy mirror

Lounge

14'7" × 13'2" (4.46 × 4.02)

The lounge has carpeted flooring, a TV point, two wall mounted radiators, an in built storage cupboard, coving to the ceiling, a Juliette balcony and a double glazed window

Kitchen

13'1" × 7'0" (3.99 × 2.15)

The kitchen has wood effect laminate flooring, a range of fitted base and wall units with rolled edge work surfaces, an in built oven, a gas hob, an extractor fan, a stainless steel and tiled splashback, a stainless steel sink and a half and a drainer with a mixer tap, an in built fridge freezer, an in built washing machine, LED spotlights and a double glazed window

OUTSIDE

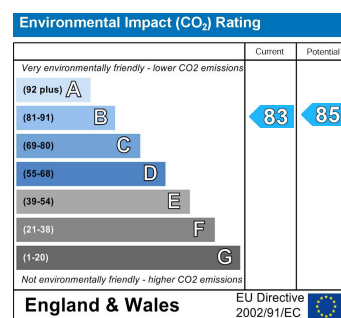
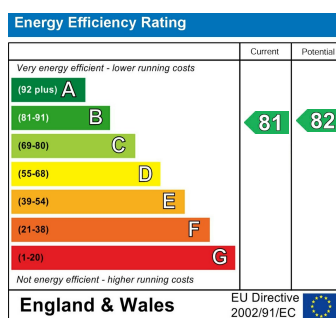
Front

Rear

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caudale : 1st floor



Approx. Gross Internal Area of the 1st floor:

744.75 Sq Ft - 69.19 Sq M

Approx. Gross Internal Area of the Entire Property:

744.75 Sq Ft - 69.19 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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