

HoldenCopley

PREPARE TO BE MOVED

Cooke Close, Long Eaton, Nottinghamshire NG10 3RX

£185,000

NO UPWARD CHAIN...

This mid terrace two bedroom bungalow situated on an over 55's retirement complex allows residents to enjoy the independence of living in their own homes while also receiving support and enjoying the companionship of their neighbours. Positioned in a sought-after area close to Sawley Medical Centre and Long Eaton High Street, it grants easy access to numerous local conveniences such as shops, dining establishments and efficient transport connections. This leasehold bungalow features an entrance hall, a generously-sized living area, a fitted kitchen, two bedrooms and a three piece bathroom suite. To the rear of the property is a garden with a lawn. Additionally, residents and visitors alike can utilise the communal car park.

MUST BE VIEWED



- Terraced Bungalow
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Rear Garden
- New UPVC Double-Glazed Windows
- Communal Car-Park For Residents & Visitors
- Over 55's Complex
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, an emergency pull cord system, a wall-mounted consumer unit, an electric radiator, access to the loft, two built-in cupboards and a single composite door providing access into the accommodation.

Living Room

12'7" x 13'8" (3.84m x 4.17m)

The living room has carpeted flooring, a wall-mounted electric heater, an emergency pull cord, a feature fireplace with a decorative surround and sliding patio doors providing access to the rear garden.

Kitchen

6'10" x 9'9" (2.08m x 2.97m)

The kitchen has a range of fitted base and wall units, a composite sink and a half with a mixer tap and drainer, an integrated oven with an electric hob, space for a fridge-freezer, a towel rail, an emergency pull cord, partially tiled walls, space and plumbing for a washing machine, a built-in cupboard, a wall-mounted electric heater, vinyl flooring and a UPVC double-glazed window to the front elevation.

Master Bedroom

10'3" x 10'5" (3.12m x 3.18m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a wall-mounted electric heater, an emergency pull cord and a built-in double door wardrobe.

Bedroom Two

7'1" x 10'6" (2.16m x 3.20m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a wall-mounted electric heater and an emergency pull cord.

Bathroom

5'5" x 7'0" (1.65m x 2.13m)

This bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a wall-mounted electric shower, grab handles, a towel rail, partially tiled walls, a wall-mounted storage heater, an emergency pull cord, an extractor fan, vinyl flooring and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a small garden with a lawn and shrubs along with a concrete path providing access into the accommodation and a access to a communal parking lot.

Rear

To the rear of the property is a lawn with a concrete path and external lighting.

ADDITIONAL INFORMATION

- Electricity –
- Water –
- Heating – Electric Heating
- Septic Tank –
- Broadband – Openreach
- Broadband Speed - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – Most 3G, 5G, all 4G available
- Sewage –
- Flood Risk –
- Low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions –
- Other Material Issues –
- Service Charge - £175, due to rise to £195 per month

DISCLAIMER

Council Tax Band Rating - Erewash 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:

Service Charge in the year marketing commenced (£PA): £2,100 = £175 per month

Property Tenure is Leasehold. Term: 124 years from 15 October 1999 - Term remaining 99 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 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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