

# HoldenCopley

PREPARE TO BE MOVED

Knightsyard Court, Long Eaton, Nottinghamshire NG10 3NB

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**Guide Price £130,000 - £135,000**

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LOCATION LOCATION LOCATION...

This top-floor 2-bedroom flat presents an enticing opportunity for first-time buyers seeking both comfort and convenience. The flat boasts a captivating view that is sure to enchant residents, providing a serene backdrop for everyday living. Nestled within a sought-after location, residents enjoy easy access to an array of local amenities, from shops to reliable transport links, all just a stone's throw away. Step through the entrance hall and into the heart of the home, where an inviting open-plan living area awaits, flooded with natural light and offering ample space. Two bedrooms and a three-piece bathroom suite complete the layout. Outside, an allocated parking space ensures hassle-free parking, completing the picture of this desirable abode.

MUST BE VIEWED





- Top Floor Flat
- Two Bedrooms
- Open Plan Living
- Three Piece Bathroom Suite
- Allocated Parking
- Coded Access
- Excellent Transport Links
- Leasehold
- Popular Location
- Must Be Viewed

## ACCOMMODATION

### Entrance Hall

19'10" x 6'3" (max) (6.05m x 1.91m (max))

The entrance hall has carpeted flooring, a built-in boiler cupboard, a wall-mounted phone intercom, a wall-mounted consumer unit and a single wooden door providing access into the accommodation.

### Open Plan Living

18'6" x 14'4" (max) (5.66m x 4.37m (max))

This space has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, an electric hob with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, partially tiled walls, two radiators, laminate flooring and four UPVC double-glazed windows.

### Master Bedroom

15'8" x 9'6" (max) (4.80m x 2.91m (max))

The main bedroom has a UPVC double-glazed window, carpeted flooring and a radiator.

### Bedroom Two

10'10" x 11'10" (3.31m x 3.61m)

The second bedroom has a UPVC double-glazed window, carpeted flooring and a radiator.

### Bathroom

8'7" x 5'2" (2.62m x 1.60m )

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, partially tiled walls, tile-effect flooring and a chrome heated towel rail.

## OUTSIDE

Outside of the property there is an allocated parking space.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G available & some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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): £1,658.64 = £138.22 per month

Property Tenure is Leasehold. Term: 99 years from 12 January 2005 - Term remaining 80 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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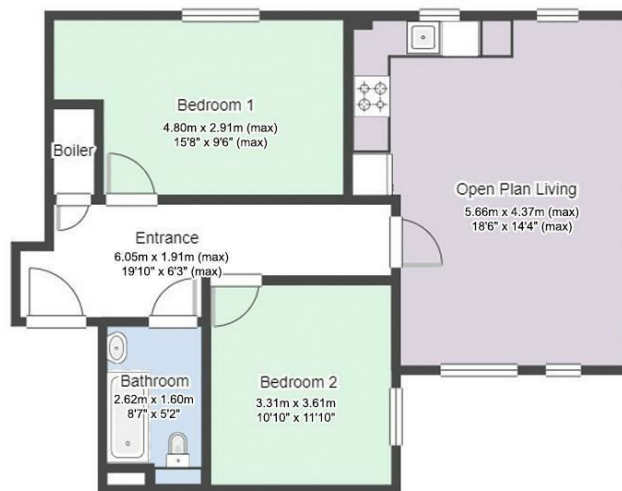
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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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