

# HoldenCopley

PREPARE TO BE MOVED

Westminster Avenue, Sandiacre, Nottinghamshire NG10 5AT

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Guide Price £130,000 - £150,000

GUIDE PRICE £130,000 - £140,000

NEW BUILT APARTMENT AVAILABLE...

This newly built, two-bedroom first-floor apartment is a modern residence just coming to the market, finished to a high standard throughout. Located in a popular area with convenient access to local amenities, including shops, eateries, schools, and excellent commuting links like the M1, this property offers the perfect blend of style and practicality. Inside, the apartment features a bright and spacious open-plan living area, seamlessly integrated with a sleek, modern kitchen equipped with high-quality fittings. The two double bedrooms provide ample space and comfort, while the stylish shower room boasts contemporary fixtures and fittings, offering a touch of luxury. Externally, the rear of the property provides access to off-road parking, ensuring convenience for residents.

MUST BE VIEWED!



- New Build Apartment
- Two Bedrooms
- Open Plan Living
- Modern Fitted Kitchen
- Stylish Shower Suite
- Off-Road Parking
- Leasehold - Share Of Freehold
- More Apartments Available
- Close To Local Amenities
- Must Be Viewed

## ACCOMMODATION

### Open Plan Living

21'0" x 11'9" (max) (6.42m x 3.60m (max))

The living area/ kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, hob, & extractor fan, partially tiled walls, laminate wood-effect flooring, recessed spotlights, an in-built storage cupboard, two UPVC double-glazed windows to the front elevation and a single door providing access into the accommodation.

### Master Bedroom

9'9" x 8'2" (2.98m x 2.50m )

The main bedroom has carpeted flooring, recessed spotlights and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

9'11" x 8'2" (max) (2.78m x 2.49m (max))

The second bedroom has carpeted flooring, recessed spotlights and a UPVC double-glazed window to the rear elevation.

### Shower Room

8'11" x 3'10" (max) (2.73m x 1.17m (max))

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, an extractor fan, tiled walls, recessed wall alcoves, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

Outside to the rear is access to off-road parking.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 80Mbps & Highest upload speed at 20Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band TBC

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: Leasehold – Share of freehold - by way of grant of new lease - this will be a new lease for a period of \*\* years from the completion date.

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

Service Charge in the year marketing commenced (£PA): £500 – this will start from the beginning of the lease

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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

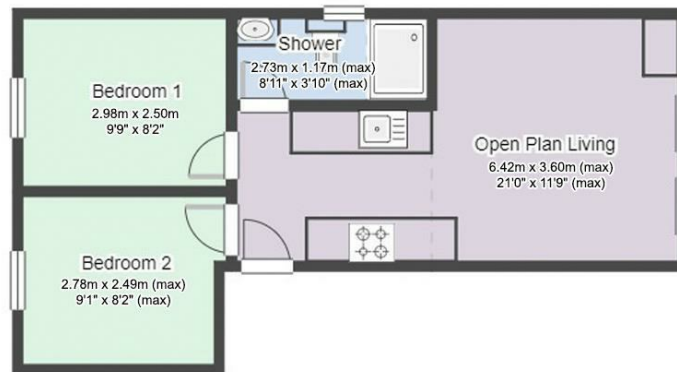
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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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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.