

# HoldenCopley

PREPARE TO BE MOVED

Maple Cottages, Risle, Derbyshire DE72 3WJ

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Guide Price £190,000 - £220,000



Maple Cottages, Risley, Derbyshire DE72 3WJ





GUIDE PRICE £190,000 - £200,000

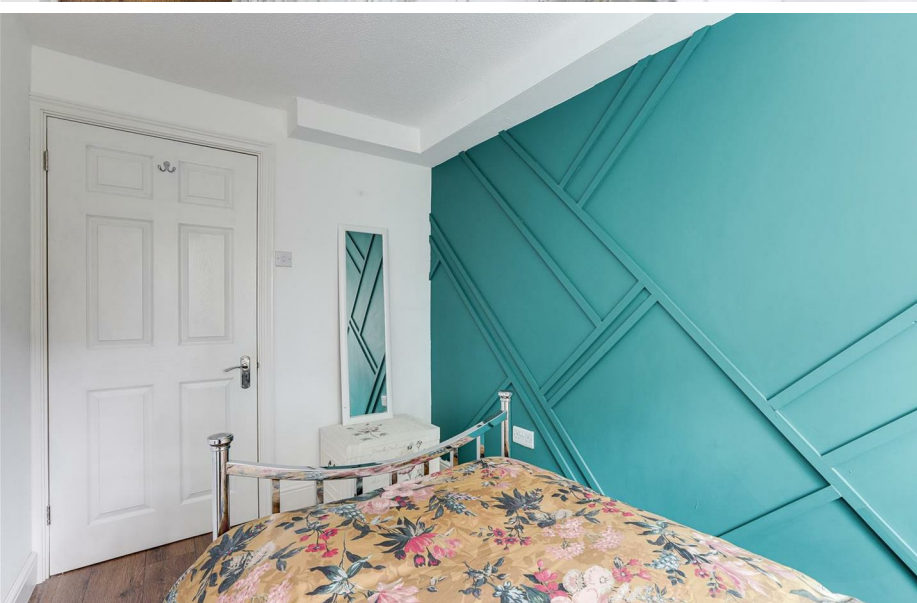
OVER 55 COMPLEX...

This beautifully presented ground-floor two-bedroom flat, located within an exclusive over-55s complex, is offered with no upward chain. Situated in a popular area with easy access to nearby villages, residents can enjoy a wide range of local amenities including shops, eateries, and retail outlets, along with excellent transport links via the A52 and M1. Inside, the property features a welcoming entrance hall that leads to an open-plan living area, providing a bright and spacious atmosphere. The modern fitted kitchen includes integrated appliances, seamlessly connected to the generous reception room, creating an ideal space for relaxing or entertaining. The flat also offers two comfortable double bedrooms and a stylish shower room. Externally, the property benefits from off-road parking and access to beautifully maintained shared gardens, providing a peaceful outdoor space for residents to enjoy.

MUST BE VIEWED!







- Ground Floor Flat
- Two Bedrooms
- Open-Plan Reception Room
- Modern Kitchen
- Stylish Shower Room
- Well-Presented Throughout
- Leasehold
- No Upward Chain
- Popular Location
- Must Be Viewed











## ACCOMMODATION

### Entrance Hall

The entrance hall has laminate wood-effect flooring, a wall-mounted intercom and a single door providing access into the accommodation.

### Open Plan Living

32'4" x 14'0" (max) (9.87m x 4.27m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, halogen hob, extractor fan, dishwasher, washer/dryer & fridge freezer, partially tiled walls, open-access to the reception room, laminate wood-effect flooring, two wall-mounted electric heaters, recessed spotlights, a recessed chimney breast alcove and double French doors opening out to the garden.

### Master Bedroom

13'1" x 10'1" (max) (3.99m x 3.09m (max))

The main bedroom has laminate wood-effect flooring, a wall-mounted electric heater, ceiling coving, a fitted wardrobe and a UPVC double-glazed window.

### Bedroom Two

10'10" x 6'6" (3.32m x 1.99m )

The second bedroom has laminate wood-effect flooring, a wall-mounted electric heater and a UPVC double-glazed window.

### Shower Room

7'0" x 6'4" (max) (2.14m x 1.94m (max))

The shower room has a concealed low level dual flush W/C, a vanity storage unit with a counter top wash basin, a shower enclosure with a shower fixture, a heated towel rail, a LED mirror, partially tiled walls, recessed spotlights, an extractor fan and tiled flooring.

## OUTSIDE

Outside is access to a rear patio with a small shed and shared gardens with access to off-road parking.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Room Heaters

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 – The government website states this is a high risk flood area.

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions –Over 55 age group complex

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough 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.

The vendor has advised the following:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £1800

Ground Rent in the year marketing commenced (£PA): £150

Property Tenure is Leasehold. Term: 199 years from 1st January 1987 Term remaining 162 years.

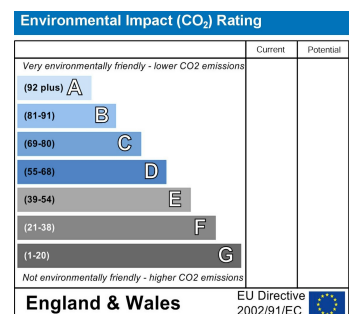
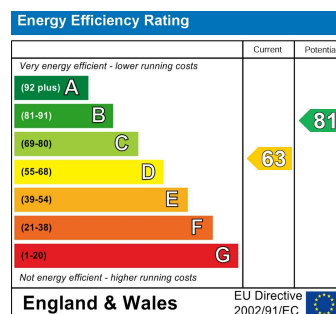
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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