

# HoldenCopley

PREPARE TO BE MOVED

Maple Cottages, RisleY, Derbyshire DE72 3WJ

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Guide Price £170,000



Maple Cottages, Risley, Derbyshire DE72 3WJ





GUIDE PRICE: £170,000 - £180,000

NO UPWARD CHAIN...

This well-presented ground-floor one-bedroom flat, located in an exclusive over-55s complex, is available with no upward chain. Positioned in a sought-after area with convenient access to nearby villages, it offers residents a variety of local amenities, including shops, eateries, and retail outlets, as well as excellent transport links via the A52 and M1. The flat features an entrance hall, a spacious living/dining room with access to the conservatory, a fitted kitchen, a double bedroom with a range of fitted furniture, and a three-piece shower room. Outside, the property includes access to beautifully maintained shared gardens, providing a tranquil outdoor space for residents to enjoy.

MUST BE VIEWED







- Ground Floor Flat
- One Double Bedroom
- Spacious Living/Dining Room
- Conservatory
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Leasehold
- No Upward Chain
- Popular Location
- Must be Viewed











ACCOMMODATION

Entrance Hall

13'6" x 8'3" (max) (4.13m x 2.52m (max))  
The entrance hall has carpeted flooring, a wall-mounted telephone intercom system, a radiator, a plate rail, coving to the ceiling, and a door providing access into the accommodation.

Living/Dining Room

17'4" x 14'1" (max) (5.29m x 4.31m (max))  
The living / dining room has a UPVC double glazed window to the rear elevation, two radiators, space for a dining table, a TV point, a feature fireplace with a decorative surround, coving to the ceiling, carpeted flooring, and sliding patio doors opening to the conservatory.

Conservatory

10'5" x 7'10" (max) (3.18m x 2.39m (max))  
The conservatory has tiled flooring, UPVC double glazed surround, a Polycarbonate roof, and double French door opening out to the rear of the property

Kitchen

11'1" x 6'5" (3.38m x 1.97m )  
The kitchen has a range of fitted base and wall units with worktops with a breakfast bar, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, a ceramic hob and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, a radiator, tiled splashback, and tiled flooring.

Bedroom

12'10" x 10'9" (max) (3.92m x 3.29m (max))  
The bedroom has a UPVC double glazed window, a radiator, a range of fitted furniture including wardrobes, overhead cupboards, a chest of drawers, coving to the ceiling, and carpeted flooring.

Shower Room

6'11" x 6'5" (max) (2.13m x 1.96m (max))  
The shower room has a concealed dual flush W/C, a counter-top wash basin, a double shower enclosure with a wall-mounted electric shower, an extractor fan, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

To the outside of the property are communal areas.

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.

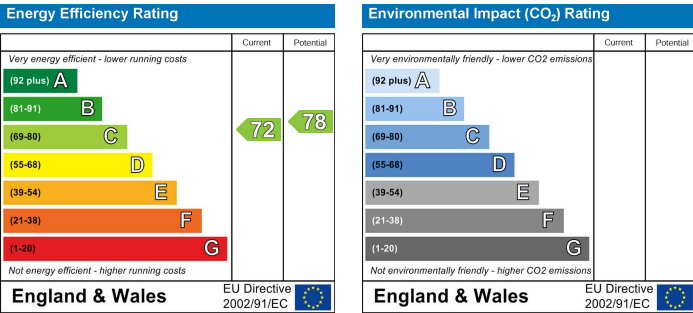
The vendor has advised the following:  
Property Tenure is Leasehold  
Service Charge in the year marketing commenced (£PA): £190  
Ground Rent in the year marketing commenced (£PA): £175  
Property Tenure is Leasehold. Term: 199 years from 1st January 1987 Term remaining 162 years.

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.

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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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