

# HoldenCopley

PREPARE TO BE MOVED

Thornfield Square, Long Eaton, Derbyshire NG10 2AR

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Guide Price £100,000 - £120,000



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IDEAL FOR FIRST-TIME BUYERS...

This well-presented two-bedroom ground-floor flat is the perfect move-in ready home for first-time buyers. Ideally located in a popular area, it offers convenient access to local shops, popular eateries, and excellent transport links to both Nottingham and Derby City Centres. Inside, the property features an entrance hall that leads into a spacious open-plan living area, complete with a modern kitchen boasting a breakfast bar. Two generously sized double bedrooms provide ample space for relaxation, while the stylish bathroom is equipped with modern fixtures and fittings. Outside, the flat benefits from an allocated parking space, ensuring added convenience.

MUST BE VIEWED!





- Ground Floor Flat
- Two Double Bedrooms
- Open-plan Living Area
- Modern Kitchen
- Stylish Bathroom
- Allocated Parking Space
- Well-Presented Throughout
- Ideal For First-Time Buyers
- Popular Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

22'1" x 8'0" (max) (6.74m x 2.44m (max))  
The entrance hall has laminate wood-effect flooring, a radiator, a wall-mounted intercom, a UPVC double-glazed window, an in-built storage cupboard and a single door providing access into the accommodation.

Open-Plan Kitchen Living Area

16'7" x 13'5" (5.08m x 4.11m )  
The kitchen has a range of fitted base and wall units with a worktops and a breakfast bar, a stainless steel sink with a drainer and a mixer tap, an integrated oven, hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, a radiator and a UPVC double-glazed window.  
The living area has laminate wood-effect flooring, a radiator, and two UPVC double-glazed windows.

Master Bedroom

12'5" x 9'3" (3.81m x 2.82m )  
The main bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window.

Bedroom Two

12'5" x 7'9" (3.80m x 2.38m )  
The second bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window.

Bathroom

8'9" x 4'11" (max) (2.68m x 1.52m (max))  
The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, tiled walls, an extractor fan, vinyl flooring and a UPVC double-glazed window.

OUTSIDE

Outside there is an allocated parking space providing off-road parking.

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A  
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): £2241.60  
Property Tenure is Leasehold, Term: 99 years from 1 January 2005 Term remaining 79 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.

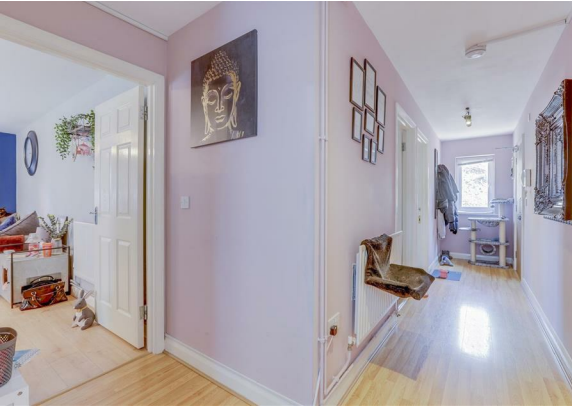
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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 & some coverage of 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



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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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