



Valeview, 11 Candleby Lane, Cotgrave, Nottingham,

Offers In The Region Of £135,000

- TOP FLOOR TWO BED APARTMENT
- FULLY FURNISHED
- MODERN DECOR THROUGHOUT
- PARKING AVAILABLE
- SECURE ENTRY SYSTEM
- GREAT LOCATION
- GOOD SIZED KITCHEN
- SPACIOUS AND LIGHT THROUGHOUT
- EPC RATING - C
- IDEAL INVESTMENT OR FIRST TIME BUY

11 Candleby Lane, Nottingham NG12 3FY

**** No Chain****

Tassi Sales & Lettings are pleased to bring to the market this top floor, two bedroom, apartment. Modernly decorated through-out, this apartment sits in a fantastic and quiet location.

Benefiting from off road parking and secure entry system. Previously rented this property would make an ideal investment or first time purchase.

Call us now to arrange an accompanied viewing on 0115 9474330.



Council Tax Band: A



FULL DESCRIPTION

Tassi Sales & Lettings are pleased to present this spacious top floor, fully furnished apartment in the sought-after location of Cotgrave. The property offers great amount of space and light throughout.

The property is surrounded by good local amenities, schools, and leisure activities. Cotgrave also provides great public transport routes to Nottingham City Centre as well as your other local areas.

The living space of this property has good sized windows providing plenty of light and modern furnishings throughout.

The kitchen area is fitted with modern wall and base units with rolled edge work surfaces over, sink and drainer and oven, hob and extractor fan.

The bedroom of this spacious top floor apartment is again providing nice light, has fresh white walls.

Finishing off this apartment is the lovely bathroom suite, complete with shower over the bath, modern tiled wall.

Leasehold

The vendors have informed us of the following:

Service charge for the property is £900 (paid at £75 pcm). This increased in 2024 for the first time since purchasing the property in 2007, therefore unsure on when the next increase will be.

Ground rent is £150 per year (payable July).

The leasehold is for 125 years from 16 July 2007

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.

Disclaimer

Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

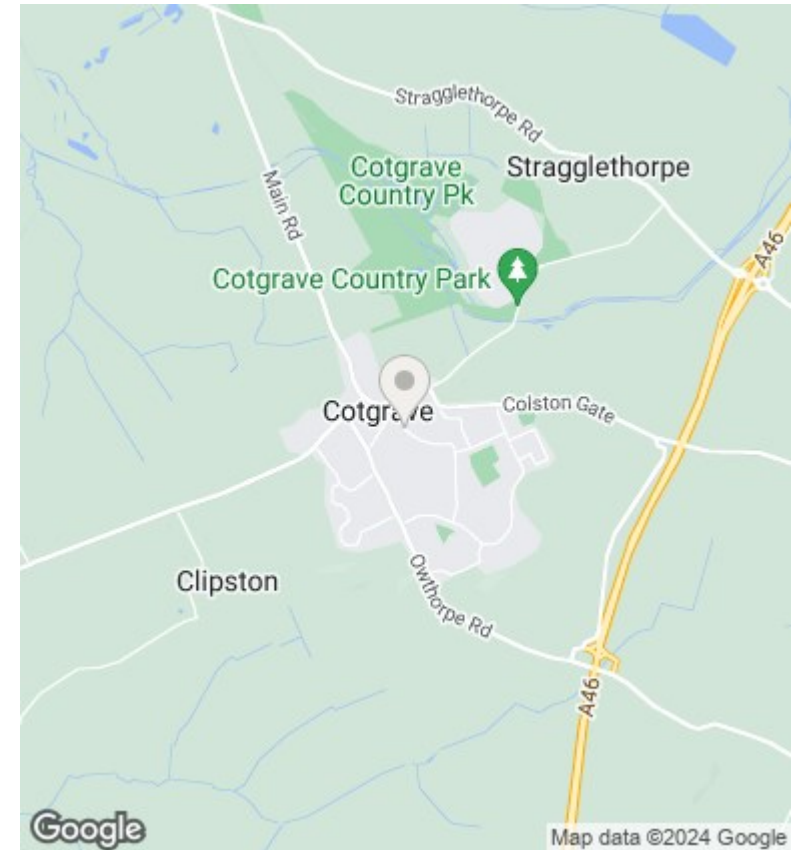
Directions

Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 