

HoldenCopley

PREPARE TO BE MOVED

Grange Road, Woodthorpe, Nottinghamshire NG5 4FU

Asking Price £105,000

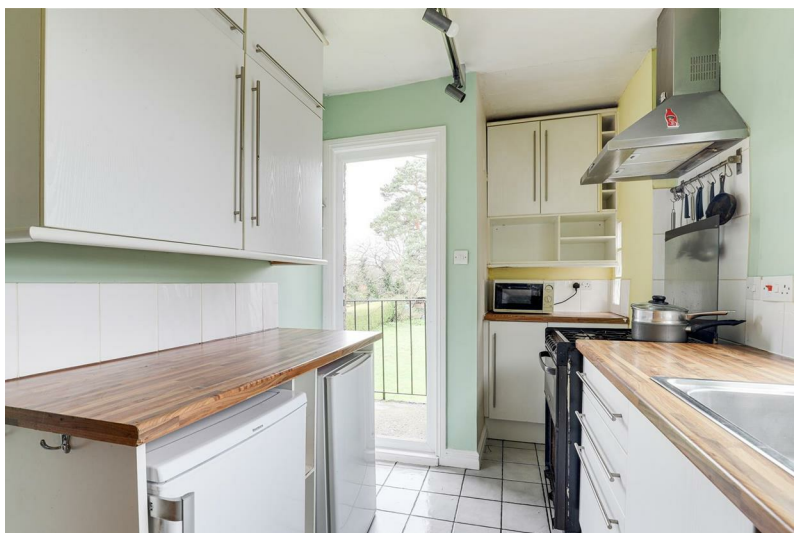
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LOCATION LOCATION LOCATION...

This two bedroom apartment benefits from being surprisingly spacious throughout making it ideal for any first time buyers or investors alike! Situated in the ever-popular location of Woodthorpe, which benefits from being perfectly placed between Mapperley, Arnold and Sherwood high streets, which are all host to a range of amenities, local parks, great schools and an array of shops and eateries. Internally, the accommodation consists of an entrance hall, an open plan lounge/diner area, a modern fitted kitchen, two bedrooms which are serviced by a two-piece bathroom suite and separate W/C. Outside of the property to the front there is a garden and access to on-street parking. To the rear of the property is a communal garden and a private balcony, perfect for those summer evenings!

Must Be Viewed!





- Two Bedroom Flat
- Spacious Accommodation
- Modern Fitted Kitchen
- Two-piece Bathroom Suite With Separate W/C
- Private Balcony
- Large Communal Garden
- Close To Popular Local Park
- Great Local Schools
- Great Transport Links
- Must Be Viewed





ACCOMMODATION

Entrance Hall/Hallway

15'5" x 9'5" (4.70 x 2.88)

The Entrance Hall/Hallway has wood-effect flooring and a single door providing access into the accommodation.

Lounge/Diner

14'5" x 12'9" (4.40 x 3.90)

The lounge/diner has a large bay window, carpeted flooring, a feature fireplace with decorative surround, space for a dining table, a radiator and a UPVC double-glazed window to the front elevation.

Kitchen

12'4" x 7'0" (3.77 x 2.14)

The kitchen has a range of fitted base and wall units with wood-effect rolled-edge worktops, a stainless steel sink and a drainer with a mixer top, space for a cooker, fridge and a freezer an extractor fan, space and plumbing for a washing machine and a dishwasher, a UPVC double-glazed window to the side elevation and a single UPVC door providing access onto the private balcony.

Master Bedroom

14'1" x 9'2" (4.31 x 2.80)

The Master bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Two

8'0" x 6'1" (2.45 x 1.86)

The second bedroom has wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Shower Room

5'7" x 5'3" (1.72 x 1.61)

The shower room has a vanity-style wash basin with storage, a walk-in shower with an overhead shower fixture and enclosure, a radiator, an electric heated towel rail, partially tiled walls and a UPVC obscure double-glazed window to the side elevation.

W/C

5'1" x 2'9" (1.55 x 0.86)

This space has a low-level flush W/C, wood-effect flooring, partially tiled walls, an open access storage cupboard and a UPVC obscure double-glazed window to the side elevation.

OUTSIDE

Front

Outside to the front of the property is a mature garden with a range of plants and shrubs, access to on-street parking and a pathway providing access to the property along with a garage below ground

Rear

To the rear of the property is a private balcony, looking out to a communal garden with a large lawn area.

DISCLAIMER

Council Tax Band Rating - Gedling 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:

Service Charge in the year marketing commenced (£PA): £644.17

Ground Rent in the year marketing commenced (£PA): £76

Property Tenure is Leasehold. Term: 111 years from 4th August 1989 - Term remaining 77 years.

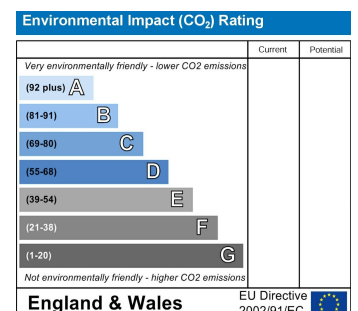
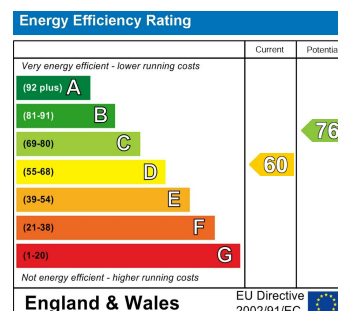
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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