

HoldenCopley

PREPARE TO BE MOVED

Lobelia Close, St Ann's, Nottingham NG3 4PU

Guide Price £80,000 - £120,000

Lobelia Close, St Ann's, Nottingham NG3 4PU

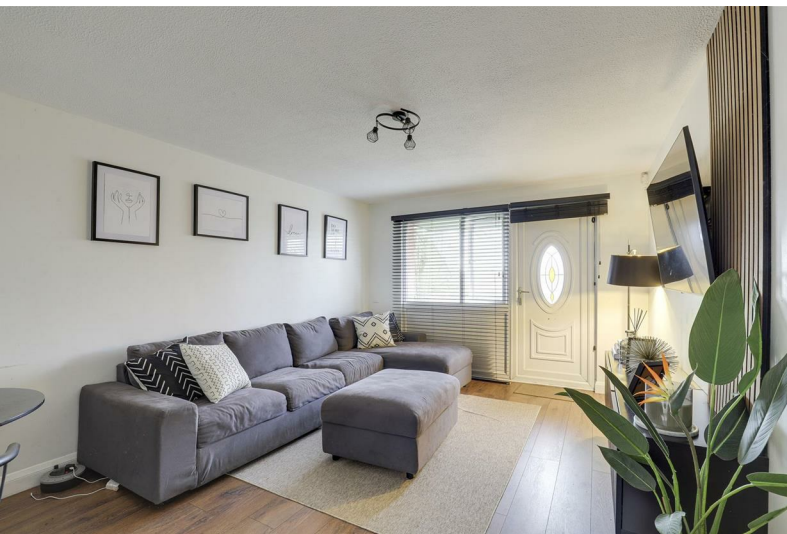


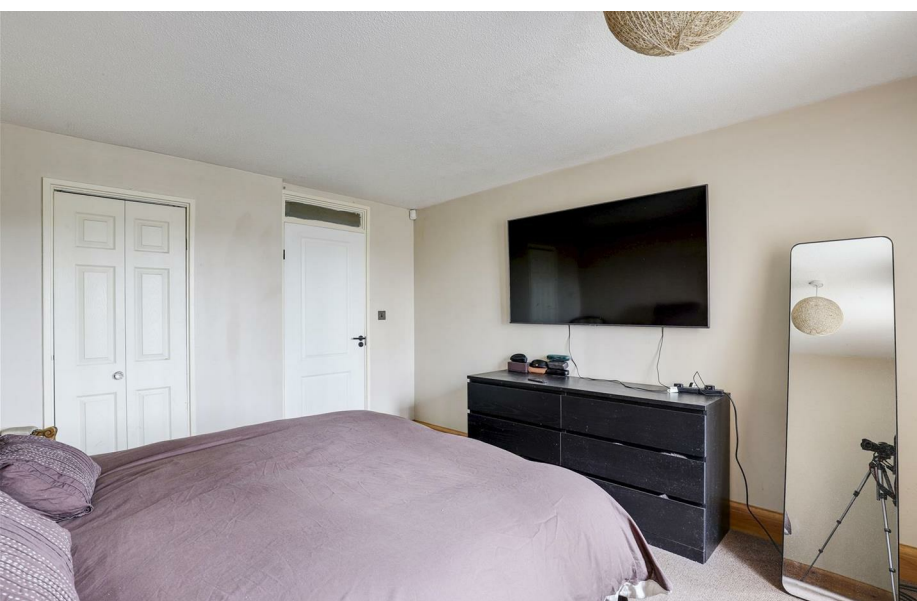
GUIDE PRICE £80,000 - £100,000

CASH BUYERS ONLY.

This two-bedroom ground-floor flat is perfectly positioned to offer the best of urban living. Situated within easy reach of many eateries, shops, and local schools, as well as boasts excellent transport links into the City Centre. Upon entering, you are greeted by a spacious reception room, tastefully decorated to create a warm and inviting atmosphere. The fitted kitchen is equipped with everything you need to whip up meals with ease. The flat comprises two generously sized double bedrooms, providing plenty of space. The accommodation is completed by a two-piece bathroom suite and a separate W/C, adding convenience to everyday living. Outside, the property benefits from both on-street and off-street parking. The front garden features a paved patio area, as well as a small lawn and an array of plants and shrubs. The rear garden offers a lawn and a paved area.

MUST BE VIEWED





- Ground Floor Flat
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Two-Piece Bathroom Suite
- Sperate W/C
- Off-Steet Parking
- Enclosed Garden
- Close To Local Amenities
- Must Be Viewed





ACCOMMODATION

Entrance Hall

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

W/C

This space has a low level flush W/C, a wall-mounted wash basin, partially tiled walls, laminate wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

Bathroom

8'3" x 4'11" (2.53m x 1.51m)

The bathroom has a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, two in-built storage cupboards, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

Kitchen

9'6" x 8'5" (2.90m x 2.57m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and mixer tap, an integrated oven, an integrated hob, an integrated fridge freezer, an extractor fan, partially tiled walls, tiled flooring, a radiator, three in-built storage cupboards and a UPVC double-glazed window to the rear elevation.

Living Room

15'5" x 10'8" (4.70m x 3.27m)

The living room has laminate wood-effect flooring, a radiator, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Master Bedroom

12'5" x 10'9" (3.80m x 3.30m)

The main bedroom has carpeted flooring, a radiator, an in-built fitted wardrobe and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'5" x 8'11" (3.80m x 2.72m)

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

OUTSIDE

Front

To the front of the property is a patio area, a lawn, plants and shrubs and access to on-street parking.

Rear

To the rear is an enclosed garden with a lawn, paved area and fence panelling.

DISCLAIMER

Council Tax Band Rating - Nottingham City 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): £160.67

Property Tenure is Leasehold. Term : 125 years from 24th

December 1983 Term remaining 84 years.

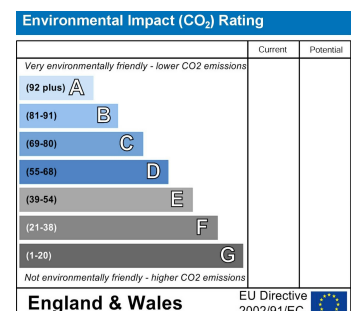
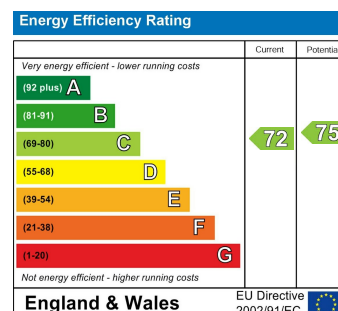
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.



Lobelia Close, St Ann's, Nottingham NG3 4PU

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: 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.