

# HoldenCopley

PREPARE TO BE MOVED

Holme Lodge, Carlton, Nottinghamshire NG4 1DQ

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Guide Price £115,000 - £125,000



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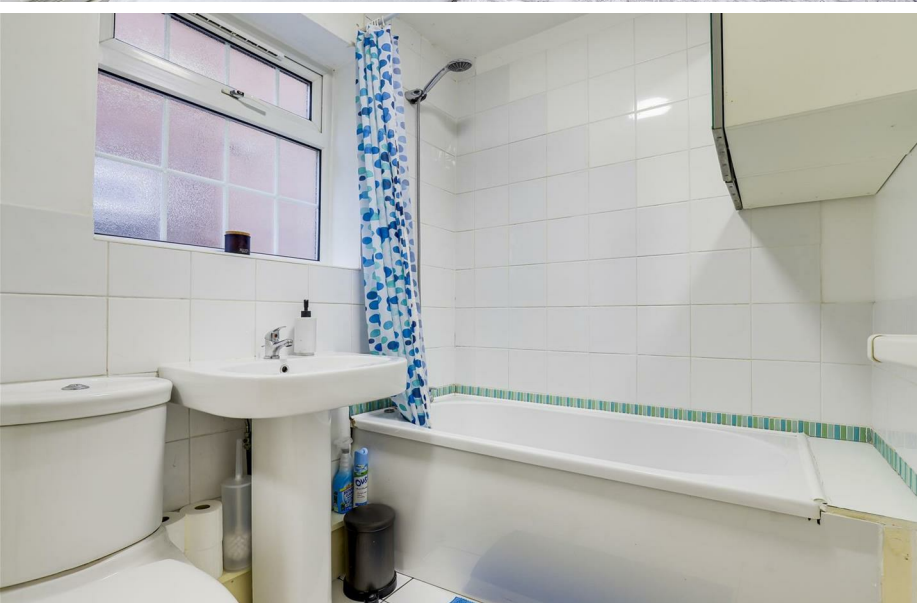
PERFECT FIRST-TIME BUY...

Nestled in a convenient location, this two-bedroom maisonette presents an enticing opportunity for various types of buyers, from astute investors to eager first-time homeowners eager to step onto the property ladder. Situated within close proximity to a variety of local amenities such as shops, dining options, and efficient transport links, including Carlton and Netherfield train stations. These alongside regular bus links provide effortless access to the City Centre, while also falling within the catchment area of highly regarded Ofsted rated schools, such as Parkdale Primary School. Stepping inside, an entrance hall leading to a generously proportioned living room boasting a balcony, perfect for unwinding after a long day or hosting intimate gatherings. The kitchen offers functionality and style, while two cosy bedrooms await restful nights, serviced by a three-piece bathroom suite. Outside, the property boasts a single garage providing convenient storage or parking space, while the garden at the rear offers a serene retreat.

MUST BE VIEWED







- First Floor Maisonette
- Two Bedrooms
- Spacious Living Room With Balcony
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Lawned Garden
- Single Garage
- Leasehold - Over 900+ Years
- Popular Location
- Must Be Viewed











## ACCOMMODATION

### Entrance Hall

8'5" x 2'8" (2.59m x 0.82m)

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

### Living Room

15'9" x 11'10" (4.81m x 3.63m)

The living room has wood-effect flooring, a radiator, a TV point, full height UPVC double-glazed windows, and double French doors opening out onto a small balcony.

### Kitchen

8'6" x 8'11" (2.61m x 2.72m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, tiled flooring, and a UPVC double-glazed window.

### Master Bedroom

11'1" x 8'10" (3.40m x 2.71m)

The main bedroom has a UPVC double-glazed window, carpeted flooring, and a radiator.

### Bedroom Two

7'11" x 8'7" (2.43m x 2.62m)

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

### Bathroom

6'7" x 5'6" (2.03m x 1.69m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, tiled flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window.

## OUTSIDE

### Front

To the front of the property is access into the garage.

### Rear

To the rear of the property is a garden with a lawn.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast - 54 Mbps (Highest available download speed) 14 Mbps (Highest available upload speed)

Phone Signal – All voice & 4G, some 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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): £0

Ground Rent in the year marketing commenced (£PA): £10

Property Tenure is Leasehold. Term: 999 years from 24th June 1977 -

Term remaining 952 years.

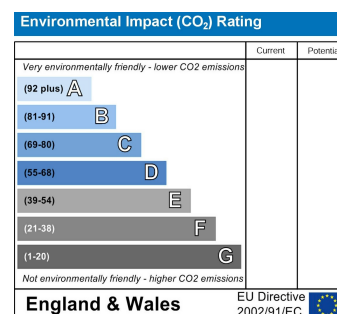
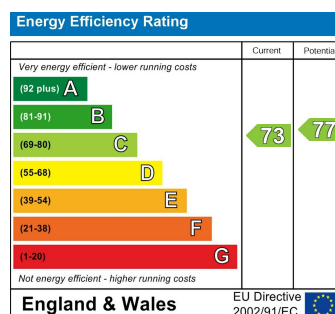
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

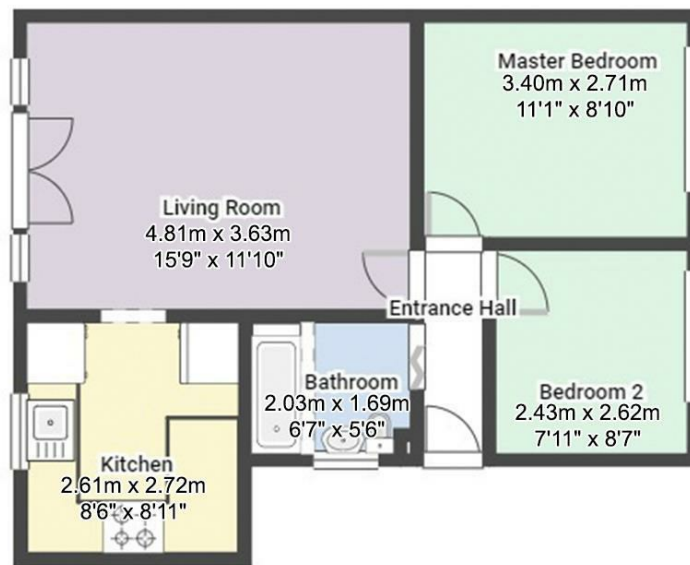
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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