

HoldenCopley

PREPARE TO BE MOVED

Chesterfield Court, Gedling, Nottinghamshire NG4 4GR

£130,000

NO UPWARD CHAIN...

Welcome to this newly refurbished two-bedroom maisonette, with a brand new central heating system and the added advantage of no upward chain. Situated close to an array of local amenities, including shops, eateries, schools, and commuting links. The heart of this home is its inviting open-plan reception room, seamlessly connected to the modern kitchen. Boasting two spacious double bedrooms, this home offers ample space for relaxation and privacy. Step into the stylishly appointed bathroom, featuring contemporary fixtures and fittings. Outside to the rear of the property, discover a convenient garage providing off-road parking, adding an extra layer of convenience.

MUST BE VIEWED



- Maisonette
- Two Bedrooms
- Open-Plan Reception Room
- Modern Kitchen
- Stylish Bathroom
- Garage
- Brand New Full Central Heating System
- Newly Refurbished
- No Upward Chain
- Popular Location

ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, recessed spotlights, access to the loft and a single UPVC door providing access into the accommodation.

Living Room

11'3" x 18'5" (3.45m x 5.63m)

The living room has carpeted flooring, a radiator, an in-built storage cupboard, recessed spotlights, open access to the kitchen and UPVC double-glazed window to the rear elevation.

Kitchen

5'9" x 10'6" (1.77m x 3.21m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, hob & an extractor fan, recessed spotlights, a radiator, vinyl flooring and a UPVC double-glazed window to the front elevation.

Master Bedroom

9'6" x 10'7" (2.92m x 3.23m)

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

Bedroom Two

9'1" x 7'7" (2.78m x 2.33m)

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

Bathroom

6'1" x 5'6" (1.87m x 1.68m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, vinyl flooring, an in-built storage cupboard and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside to the rear is access to the garage to provide off-road parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed -Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 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

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:

Property Tenure is Leasehold

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

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

Property Tenure is Leasehold, Term : 999 years from 29th January 1967 Term remaining 942 years.

HoldenCopley are yet to receive information regarding the service charge & ground rent.

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.

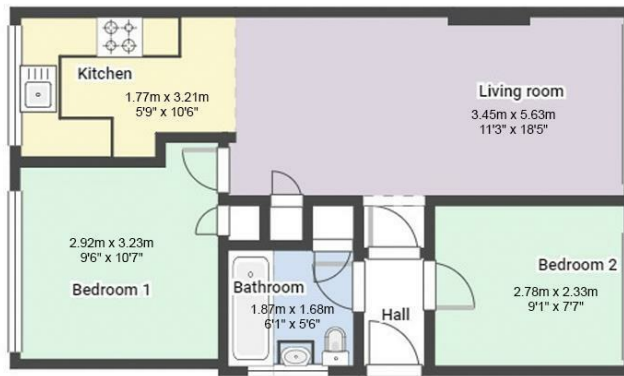
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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