

HoldenCopley

PREPARE TO BE MOVED

Woodthorpe Drive, Woodthorpe, Nottinghamshire NG5 4AT

Guide Price £150,000

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Guide Price £150,000 - £160,000

LOCATION LOCATION LOCATION...

Stepping inside this two-bedroom flat, you are greeted by an entrance hall, setting the tone for the tastefully presented interiors. The layout cleverly maximises every inch of space, seamlessly blending functionality with style. A convenient utility cupboard adds to the practicality of the abode. The heart of the home unfolds into an open-plan lounge-diner, seamlessly integrated with a modern fitted kitchen, making it an ideal space for both entertaining and everyday living. The property offers two generously sized bedrooms with the master bedroom boasting the added luxury of a newly fitted ensuite. Completing the accommodation is a three-piece bathroom suite. Outside, the property boasts an allocated parking space, alongside additional visitors parking, ensuring convenience for residents and guests alike. Situated within close proximity to an array of local amenities including shops, restaurants, and excellent transport links, this immaculate flat presents an enticing opportunity for first-time buyers or those seeking a move-in-ready home.

MUST BE VIEWED





- Second Floor Flat
- Two Bedrooms
- Open Plan Lounge-Diner
- Fitted Kitchen
- Newly Fitted Ensuite
- Three Piece Bathroom Suite
- Allocated Parking Space
- Close To Local Amenities
- Popular Location
- Must Be Viewed





ACCOMMODATION

Hallway

14'0" x 4'8" (4.28 x 1.43)

The hallway has carpeted flooring, a radiator, a wall-mounted consumer unit and a single door providing access into the accommodation.

Utility Cupboard

4'11" x 3'4" (1.51 x 1.02)

This space has a wall-mounted boiler and a washing machine.

Lounge-Diner

16'3" x 11'8" (4.97 x 3.57)

The lounge-diner has carpeted flooring, two radiators, wall-mounted light fixtures, a wall-mounted phone intercom, french doors leading to a juliet balcony and is open plan to the kitchen.

Kitchen

11'8" x 7'6" (3.57 x 2.31)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer, a gas hob with an extractor fan, an integrated oven, microwave and dishwasher, partially tiled walls and vinyl flooring.

Master Bedroom

17'1" x 9'10" (5.23 x 3.00)

The main bedroom has a UPVC double-glazed window, a radiator, carpeted flooring, built-in wardrobes and provides access to the ensuite.

Ensuite

6'9" x 3'11" (2.06 x 1.20)

The ensuite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, a shaving point, a radiator, partially tiled walls, tiled flooring, an extractor fan and recessed spotlights.

Bedroom Two

13'4" x 9'1" (4.07 x 2.78)

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

Bathroom

7'7" x 5'6" (2.32 x 1.70)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, a shaving point, a heated towel rail, partially tiled walls, tiled flooring, an extractor fan and recessed spotlights.

OUTSIDE

Outside of the property is an allocated parking space.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Superfast 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)
- Phone Signal – All 3G & 4G, some 5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C
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:

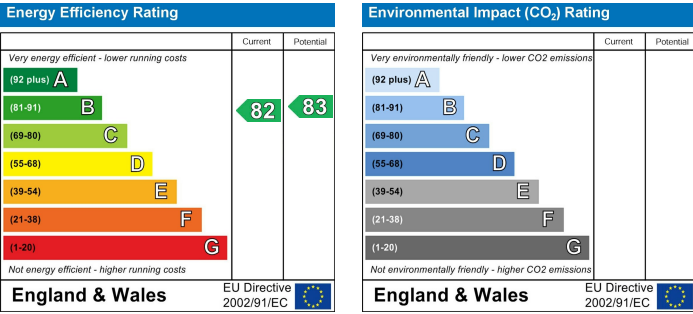
Service Charge in the year marketing commenced (£PA): £2,000 = £166.66 per month
Ground Rent in the year marketing commenced (£PA): £325 = £27.08 per month
Property Tenure is Leasehold. Term: 125 years from 01 April 2012 - Term remaining 113 years.

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.

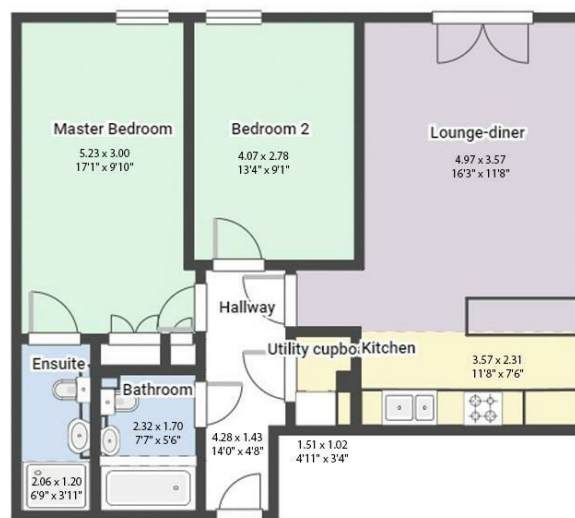
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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