

# HoldenCopley

PREPARE TO BE MOVED

Carlton Heights, Carlton Hill, Carlton, Nottinghamshire NG4 IGP

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**Guide Price £95,000**

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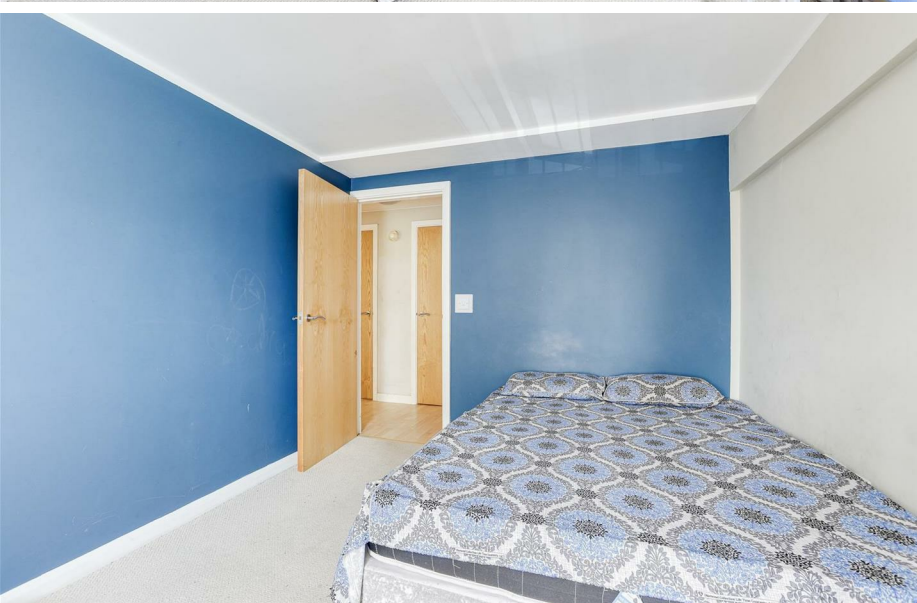
GUIDE PRICE £95,000 - £105,000

LOCATION LOCATION LOCATION...

This two-bedroom first-floor flat boasts deceptively spacious accommodation and is ideal for first-time buyers. Nestled in a sought-after location, it is conveniently close to a variety of local amenities, including the scenic Colwick Country Park, an array of shops and excellent transport links. The property features an entrance hall leading to an open-plan kitchen and living area, perfect for modern living and entertaining. Two generously sized double bedrooms provide ample space for relaxation, while the three-piece bathroom suite completes the layout. Outside, a private balcony extends the living space, providing an ideal spot for enjoying the outdoors. This property is a true gem, combining comfort, convenience, and an enviable location.

NO CHAIN





- First Floor Flat
- Two Double Bedrooms
- Open Plan Kitchen/Living Room
- Three Piece Bathroom Suite
- Balcony
- Leasehold
- Excellent Transport Links
- Close To Local Amenities
- Popular Location
- No Chain





## ACCOMMODATION

### Entrance Hall

12'0" x 5'0" (max) (3.66m x 1.54m (max))

The entrance hall has laminate flooring, two built-in storage cupboards, a wall-mounted electric heater and a single door providing access into the accommodation.

### Kitchen/Living Room

23'11" x 10'5" (max) (7.31m x 3.19m (max))

The kitchen/living room has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor fan, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge, a wall-mounted intercom system, partially tiled walls, laminate flooring, recessed spotlights and sliding patio doors providing access out to the balcony.

### Master Bedroom

15'8" x 9'5" (4.80m x 2.89m )

The main bedroom has a UPVC double-glazed window, a wall-mounted electric heater and carpeted flooring.

### Bedroom Two

15'8" x 7'11" (4.80m x 2.43m )

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

### Bathroom

7'8" x 6'3" (2.36m x 1.91m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, a bi-fold glass shower screen, partially tiled walls, tiled flooring and an extractor fan.

## OUTSIDE

### Balcony

28'4" x 2'7" (8.65m x 0.81m)

The balcony has tiled flooring and metal railings.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating - Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 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 B

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): £1,500

Ground Rent in the year marketing commenced (£PA): £200

Property Tenure is Leasehold. Term: 125 years from 25 December 2005 - Term remaining 106 years.

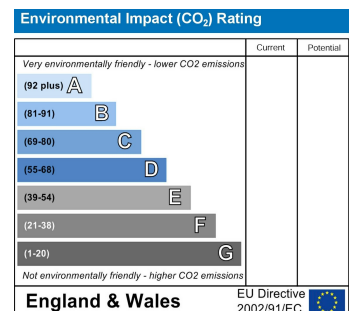
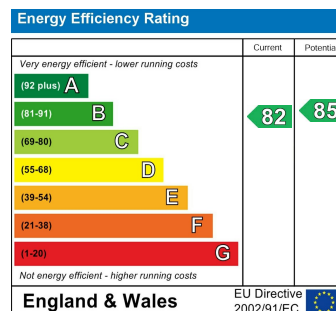
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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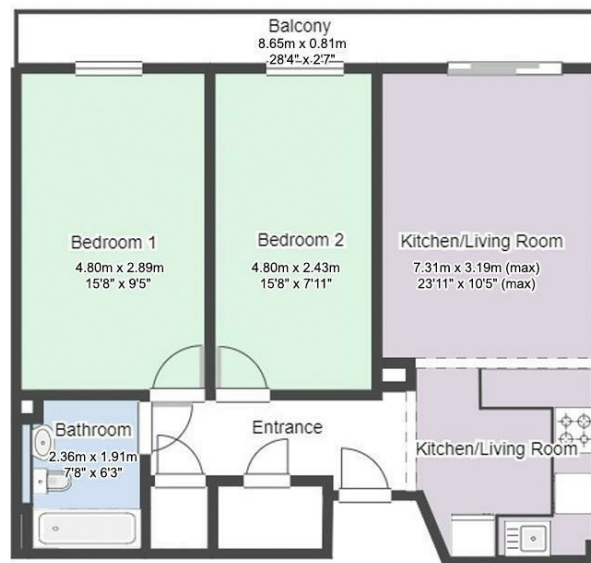
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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