

HoldenCopley

PREPARE TO BE MOVED

Mays Avenue, Carlton, Nottinghamshire NG4 1AU

Guide Price £130,000 - £160,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

Welcome to this beautifully presented two-bedroom ground-floor maisonette, ideal for a first-time buyer. Situated in a popular location, this property offers convenient access to a range of local amenities including shops, eateries, schools, and excellent commuting links. The interior has been thoughtfully modernised to provide a comfortable and contemporary living space. The spacious reception room offers a welcoming atmosphere, perfect for relaxing or entertaining guests, and provides access to a terrace. The modern kitchen is designed to meet all your culinary needs with sleek finishes and ample storage. The property boasts two generous double bedrooms, each offering a peaceful retreat. The stylish bathroom is equipped with modern fixtures and fittings, ensuring a touch of luxury. The private terrace is a great space to enjoy the outdoors.

MUST BE VIEWED



- Ground Floor Maisonette
- Two Bedrooms
- Reception Room
- Modern Kitchen
- Stylish Bathroom
- Driveway & Garage
- Terraced Area
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed

ACCOMMODATION

Hallway

The hallway has wood-effect flooring, a wall-mounted electric heater, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

Living Room

15'8" x 11'11" (4.80 x 3.65)

The living room has wood-effect flooring, a wall-mounted electric heater, a UPVC double-glazed window to the front elevation and a single UPVC door providing access to the private terrace.

Kitchen

8'8" x 7'4" (2.65 x 2.25)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, hob, extractor fan & fridge freezer, partially tiled walls, tiled flooring and a UPVC double-glazed window to the front elevation.

Master Bedroom

11'9" x 9'10" (3.60 x 3.02)

The main bedroom has wood-effect flooring, a wall-mounted electric heater and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

8'10" x 7'6" (2.71 x 2.30)

The second bedroom has wood-effect flooring, a wall-mounted electric heater and a UPVC double-glazed obscure window to the rear elevation.

Bathroom

5'11" x 5'6" (1.82 x 1.68)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an electric shower fixture, partially tiled walls, a heated towel rail, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside there is a terraced area.

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

Property Tenure is Leasehold. Term : 999 years from 27th April 1973 Term remaining 948 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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric 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 - Some coverage of 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



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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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