

HoldenCopley

PREPARE TO BE MOVED

Foxhill Road East, Carlton, Nottinghamshire NG4 IRW

£115,000

NO UPWARD CHAIN...

Perfect for first-time buyers, this one-bedroom ground floor flat offers a fantastic opportunity to step onto the property ladder, with the added benefit of no upward chain. Located in a popular area, this property is just a stone's throw away from a supermarket and other amenities including eateries, schools, and excellent commuting links. Inside, the flat boasts an open-plan reception room and a modern kitchen, perfectly designed to meet your culinary needs and provide a comfortable living space. The double bedroom offers a comfortable retreat, while the stylish bathroom is perfect for your daily requirements. Outside, you will find a secure allocated parking space for added convenience.

MUST BE VIEWED!



- Ground Floor Flat
- One Bedroom
- Open Plan Reception Room
- Modern Kitchen
- Stylish Bathroom
- Allocated Parking
- Ideal For First Time Buyers
- No Upward Chain
- Popular Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, a wall-mounted security intercom, an in-built storage cupboard and a single door providing access into the accommodation.

Kitchen - Living Space

20'1" x 14'5" (6.14m x 4.41m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and mixer tap, an integrated oven, hob, extractor fan & fridge freezer, vinyl flooring. The living area has carpeted flooring, two wall-mounted electric heaters and two double-glazed windows.

Bedroom

12'6" x 7'3" (3.83m x 2.22m)

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

Bathroom

6'3" x 5'7" (1.93m x 1.71m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a wall-mounted electric shaving point, an extractor fan, waterproof panelling and vinyl flooring.

OUTSIDE

Outside is an allocated parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

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 - The government website states this is a high risk flood area.

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 (EPA): £588.16

Ground Rent in the year marketing commenced (EPA): £250

Property Tenure is Leasehold. Term : 250 years from 1 January 2020 Term remaining 246 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.

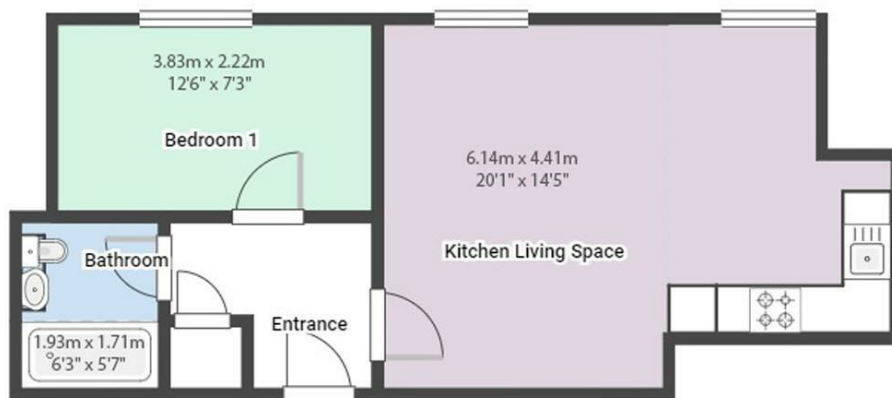
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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