

HoldenCopley

PREPARE TO BE MOVED

Elwes Lodge, Carlton, Nottinghamshire NG4 IDX

£130,000

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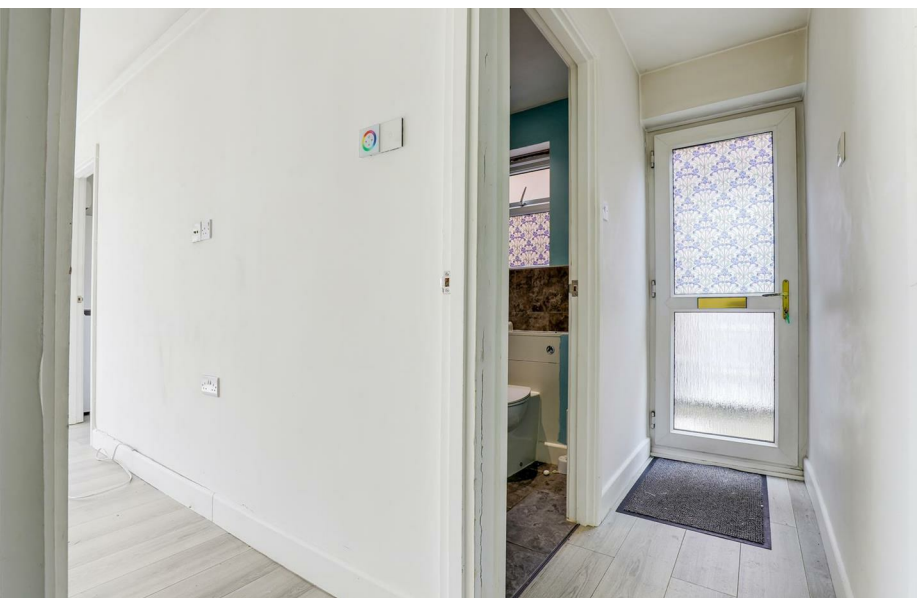


NO UPWARD CHAIN...

Situated in a popular location close to local amenities and boasting excellent transport links to Nottingham city centre, this first-floor maisonette presents an ideal opportunity for first-time buyers and investors alike. Upon entering, you are greeted by an entrance hall leading to a spacious living room, which features patio doors opening onto a balcony, perfect for enjoying outdoor moments. The living room seamlessly connects to a well-appointed fitted kitchen, enhancing the overall sense of space and functionality. The accommodation further includes a three-piece bathroom suite and two comfortable bedrooms, making it suitable for individuals, couples, or small families looking to settle in a convenient and vibrant community.

MUST BE VIEWED





- First Floor Maisonette
- Two Bedrooms
- Good-Sized Lounge Diner
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Balcony
- Leasehold
- Popular Location
- Close To Local Amenities
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect flooring, recessed spotlights, and a single door providing access into the accommodation.

Living Room

15'8" x 12'1" (4.78m x 3.68m)

The living room has wood-effect flooring, a radiator, double glazed UPVC patio doors providing access to the balcony, and open access into the kitchen.

Kitchen

9'6" x 8'2" (2.90m x 2.49m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, recessed spotlights, a tiled splashback, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

Master Bedroom

11'1" x 8'10" (3.38m x 2.69m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, and carpeted flooring.

Bedroom Two

8'6" x 8'2" (2.59m x 2.49m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, and carpeted flooring.

Bathroom

7'6" x 5'6" (2.29m x 1.68m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a 'P' shaped panelled bath with central mixer taps and a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 54Mbps and

Upload Speed 14Mbps

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

Ground Rent in the year marketing commenced (£PA): £10

Property Tenure is Leasehold. Term : 999 years from 24th June 1977

Term remaining 952 years.

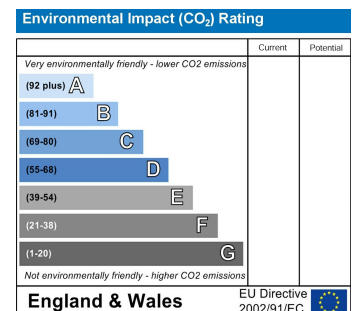
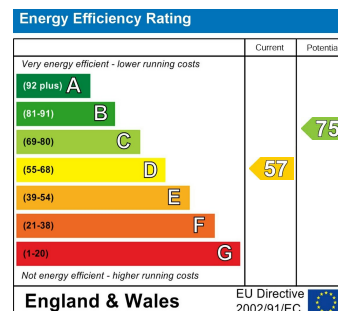
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

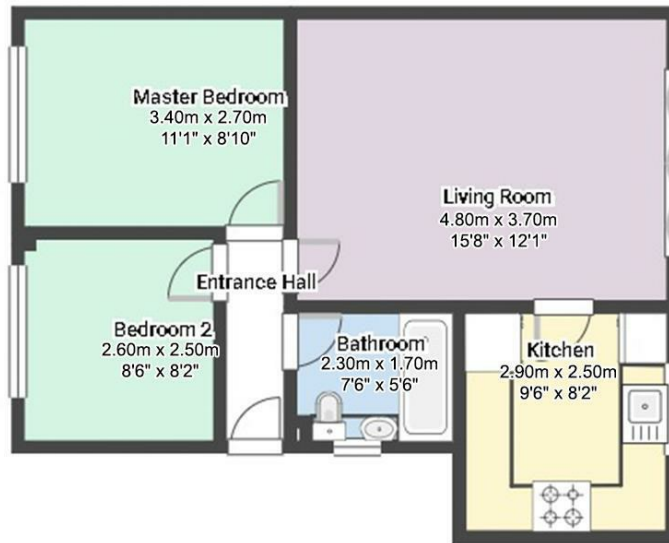
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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