

HoldenCopley

PREPARE TO BE MOVED

Ambleside Way, Gedling, Nottinghamshire NG4 2QY

Guide Price £145,000

Ambleside Way, Gedling, Nottinghamshire NG4 2QY



GUIDE PRICE: £145,000 - £165,000

LOCATION, LOCATION, LOCATION...

This well-presented two-bedroom first-floor maisonette is ideal for a variety of buyers, including first-time buyers, downsizers, or investors. Situated in a quiet cul-de-sac in a popular location, it offers easy access to local amenities, excellent transport links, and the City Centre. The property features a private entrance hall leading up to spacious first-floor accommodation, which includes a large living and dining room, a fitted kitchen with access to a small balcony, a wet room-style shower suite, and two double bedrooms. Outside, the enclosed garden is beautifully maintained with a lawn and a variety of plants, while gated access leads to a garage in a separate block. Ample on-street parking is also available.

MUST BE VIEWED





- First Floor Maisonette
- Two Double Bedrooms
- Spacious Living & Dining Room
- Fitted Kitchen
- Small Balcony Area
- Wet-Room Style Shower
- Storage Space
- Private Well-Maintained Garden
- Garage
- Quiet Cul-De-Sac





GROUND FLOOR

Entrance Hall

3'2" x 3'0" (0.98m x 0.92m)

The entrance hall has carpeted flooring and a single UPVC door providing access into the accommodation.

FIRST FLOOR

Landing

15'7" x 3'7" (max) (4.76m x 1.11m (max))

The landing has a UPVC double-glazed window, carpeted flooring, decorative ornate coving, an in-built cupboard, a radiator, access to the loft, and provides access to the first floor accommodation.

Wet Room

6'7" x 5'10" (2.01m x 1.78m)

The wet room has a low level dual flush W/C, a vanity unit wash basin with fitted storage, a wall-mounted electric shower fixture, grab handles, vinyl flooring, a radiator, partially tiled walls, coving to the ceiling, an extractor fan, and a UPVC double-glazed obscure window.

Bedroom One

11'7" x 8'11" (3.55m x 2.74m)

The first bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, a TV point, a double freestanding wardrobe, and an in-built cupboard.

Bedroom Two

11'7" x 7'8" (3.55m x 2.35m)

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

Living/Dining Room

16'8" x 13'10" (max) (5.10m x 4.22m (max))

The living room has a UPVC double-glazed window, carpeted flooring, a radiator, decorative ornate coving, space for a dining table, a TV point, and a feature fireplace with a decorative surround.

Kitchen

10'7" x 8'3" (3.24m x 2.54m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and an extractor fan, space for an under-counter fridge and freezer, space and plumbing for a washing machine, wood-effect flooring, tiled splashback, coving to the ceiling, a UPVC double-glazed window to the side elevation, and a single UPVC door opening out to a small balcony area.

OUTSIDE

There is an enclosed garden with a lawn, a range of mature trees, plants and shrubs, courtesy lighting, fence panelled boundaries, and gated access to a garage situated in a separate block.

Garage

16'2" x 7'10" (4.95m x 2.40m)

The garage has an up and over door.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – TBC

Other Material Issues – TBC

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:

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

Service Charge Insurance in the year marketing commenced (£PA): £398.48

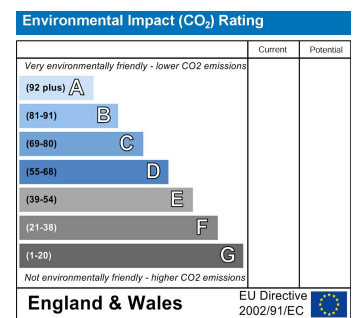
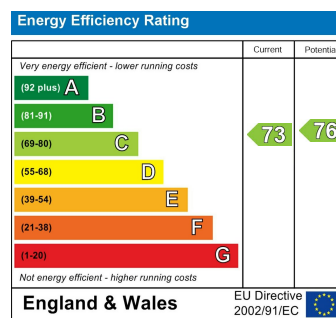
Property Tenure is Leasehold. Term: 999 years from 24th June 1972 - Term remaining 942 years.

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.



Ambleside Way, Gedling, Nottinghamshire NG4 2QY

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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.