

HoldenCopley

PREPARE TO BE MOVED

Olga Court, Thorneywood, Nottinghamshire NG3 2NH

Guide Price £100,000 - £120,000

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NO UPWARD CHAIN...

This two-bedroom first-floor flat is an ideal opportunity for first-time buyers and comes with the added benefit of no upward chain. Inside, the property features a bright and welcoming reception room, a fitted kitchen designed for everyday convenience, two comfortable bedrooms, and a three-piece bathroom suite. Outside, the property offers the practicality of an allocated parking space, ensuring easy access.

MUST BE VIEWED!



- First Floor Flat
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Allocated Parking Space
- Ideal For First-Time Buyers
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

ACCOMMODATION

Porch

The porch has laminate wood-effect flooring and a single door providing access into the accommodation.

Entrance Hall

The entrance hall has laminate wood-effect flooring, a radiator, an in-built storage cupboard and a wall-mounted intercom.

Living Room

15'1" max x 11'1" (4.60m max x 3.40m)

The living room has laminate wood-effect flooring, two radiators and two UPVC double-glazed windows.

Kitchen

8'10" x 8'7" (2.70m x 2.64m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas hob & extractor fan, partially tiled walls, vinyl flooring and a UPVC double-glazed window.

Master Bedroom

11'4" x 8'11" (3.46m x 2.73m)

The main bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window.

Bedroom Two

9'5" x 7'8" (2.88m x 2.36m)

The second bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window.

Bathroom

8'9" x 5'2" (2.69m x 1.58m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, partially tiled walls, a radiator, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window.

OUTSIDE

Outside is an allocated parking space.

DISCLAIMER

Council Tax Band Rating -Nottingham City 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 (£PA): £1626.54

Ground Rent in the year marketing commenced (£PA): £66.68

Property Tenure is Leasehold. Term: 150 years from 1 January 2004 Term remaining 130 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 – Gas Central 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 100Mbps

Phone Signal – Good coverage of Voice, 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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0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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