

# HoldenCopley

PREPARE TO BE MOVED

Foxhill Road, Carlton, Nottinghamshire NG4 1SF

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Guide Price £90,000 - £100,000



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CASH BUYERS ONLY - NO UPWARD CHAIN...

This two-bedroom flat, located on the fourth floor, is ideal for a range of buyers. Situated in a popular area, the property is conveniently close to essential amenities such as a supermarket, shops, schools, and excellent public transport links. Upon entering the flat, you are welcomed into an entrance hall that leads to a reception room, providing a comfortable space for relaxing and entertaining. The fitted kitchen is equipped for your culinary needs. The property also features two well-sized bedrooms, and a three-piece bathroom suite. In addition to the private living space, the property benefits from a lift service, making it accessible and convenient for all residents. There is also a shared communal area, kitchen, and laundrette, adding further practicality. Outside, the property offers off-road parking and a shared communal garden.

MUST BE VIEWED!







- Fourth-Floor Flat
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Communal Facilities
- Off-Road Parking
- No Upward Chain
- Popular Location
- Must Be Viewed











ACCOMMODATION

Entrance Hall

The entrance hall has laminate wood-effect flooring, an electric room heater, two in-built storage cupboards and a single door providing access into the accommodation.

Living Room

15'5" x 11'0" (4.72m x 3.37m)

The living room has laminate wood-effect flooring, an electric room heater, an in-built storage cupboard, a wall-mounted intercom and two UPVC double-glazed windows.

Kitchen

7'0" x 9'11" (2.14m x 3.04m)

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, space for a washing machine, cooker & fridge freezer, partially tiled walls, tiled-effect flooring, a wall-mounted electric heater and a UPVC double-glazed window.

Master Bedroom

15'6" x 8'9" (4.73m x 2.69m)

The main bedroom has laminate wood-effect flooring, an electric room heater, a fitted storage cupboard and a UPVC double-glazed window.

Bedroom Two

15'5" x 6'6" (4.72m x 2.00m)

The second bedroom has laminate wood-effect flooring, an electric room heater, an in-built storage cupboard and a UPVC double-glazed window.

Bathroom

4'11" x 6'11" (1.51m x 2.13m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, partially tiled walls, a wall-mounted electric room heater, vinyl flooring and an extractor fan.

OUTSIDE

Outside is access to off-road parking and a shared communal garden.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 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  
Service Charge in the year marketing commenced (£PA): £562.44  
Property Tenure is Leasehold. Term: 125 years from 23rd January 2017

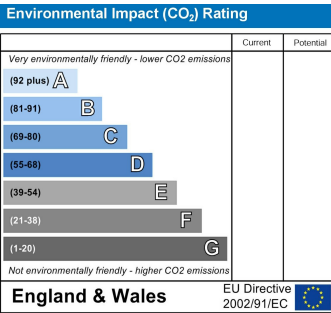
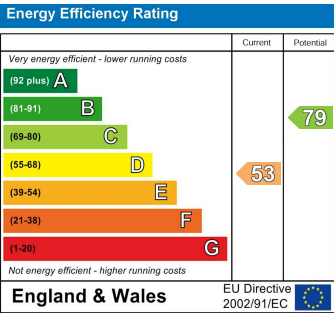
Term remaining 118 years.

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the 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.

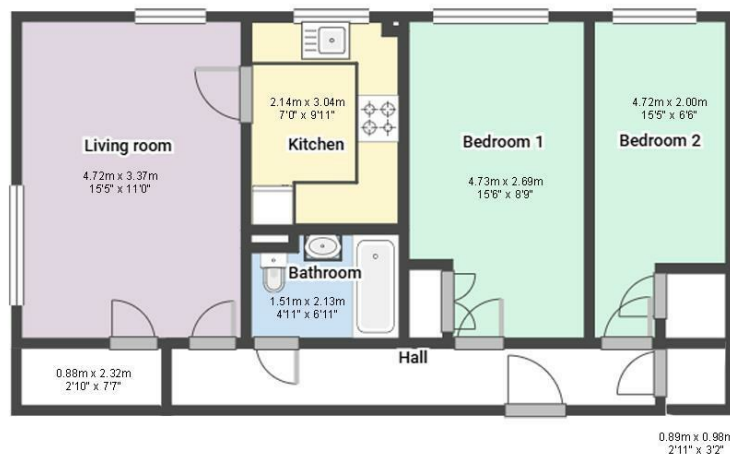
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.







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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