

# HoldenCopley

PREPARE TO BE MOVED

Elmsdale Gardens, Burton Joyce, Nottinghamshire NG14 5BF

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Guide Price £130,000



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GUIDE PRICE: 130,000 - £140,000

#### FIRST FLOOR FLAT IN OVER 55'S DEVELOPMENT...

Situated in the highly sought-after village of Burton Joyce, this well-presented two-bedroom first-floor flat offers deceptively spacious accommodation, ideal for those looking to move straight in. Designed for residents aged 55 and over, this home is conveniently located near the River Trent and within easy reach of excellent local amenities, including a Co-op, Post Office, doctors, chemist, dentist, and a selection of public houses and restaurants. With both rail and direct bus routes into Nottingham City Centre, the location provides excellent connectivity. The property features two generously sized double bedrooms, with the master benefitting from fitted wardrobes and drawers for added convenience. The spacious reception room boasts a feature fireplace, creating a warm and inviting atmosphere, while the modern fitted kitchen is well-equipped for everyday living. The bathroom has been thoughtfully designed to include a large walk-in shower for ease of access. Externally, the property offers an allocated parking space and access to well-maintained communal gardens, which include a patio area, a neatly kept lawn, and an array of mature shrubs and trees—providing a peaceful outdoor space to relax and enjoy.

MUST BE VIEWED







- First Floor Flat
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room
- Three Piece Bathroom Suite
- Communal Gardens
- Well-Maintained Communal Gardens
- Leasehold - Share Of Freehold
- Over 55's Development
- No Upward Chain











ACCOMMODATION

Entrance Hall

11'0" x 3'11" (3.37m x 1.21m)

The entrance hall has an entrance matt, carpeted flooring, a wall-mounted electric storage heater, a wall-mounted phone intercom, recessed spotlights, access into the loft via a drop-down ladder and a single composite door providing access into the accommodation.

Kitchen

7'10" x 15'0" (2.40m x 4.58m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven and fridge-freezer, an electric hob with an extractor hood, a stainless steel sink with a drainer, tile-effect flooring, a wall-mounted electric storage heater, a built-in cupboard, partially tiled walls, space and plumbing for a washing machine, recessed spotlights and a UPVC double-glazed window to the side elevation.

Living Room

15'0" x 12'5" (max) (4.59m x 3.79m (max))

The living room has UPVC double-glazed windows to the side elevation, carpeted flooring, a wall-mounted electric storage heater, a feature fireplace with a decorative surround, coving and recessed spotlights.

Master Bedroom

11'10" x 10'10" (3.61m x 3.32m)

The main bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a wall-mounted electric storage heater, fitted wardrobes with over the head cupboards and drawers and recessed spotlights.

Bedroom Two

12'4" x 8'0" (3.77m x 2.44m)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a wall-mounted electric storage heater and recessed spotlights.

Bathroom

9'2" x 6'10" (2.81m x 2.09m)

The bathroom has a low level concealed flush W/C, a wash basin with storage, a walk in shower enclosure with an electric shower and a fold up shower seat, tile-effect flooring, a chrome heated towel rail, an electric shaving point, partially tiled walls, a built-in cupboard, recessed spotlights and an extractor fan.

OUTSIDE

Outside there is an allocated parking space and communal gardens with a patio, a lawn and mature shrubs and trees.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Superfast - 67 Mbps (Highest available download speed) 14 Mbps (Highest available upload speed)
- Phone Signal – Most 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B  
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.

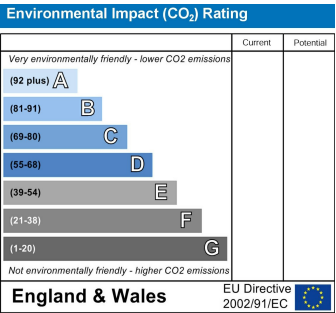
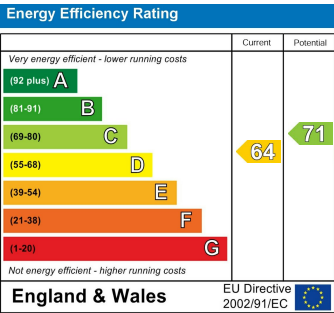
The vendor has advised the following:  
Property Tenure is Leasehold - Share Of Freehold  
Service Charge in the year marketing commenced (£PA): £520  
Term: 125 years from 1 January 1994 Term remaining 94 years.

The information regarding service charge has been obtained from the vendor. HoldenCopley are yet to check 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.

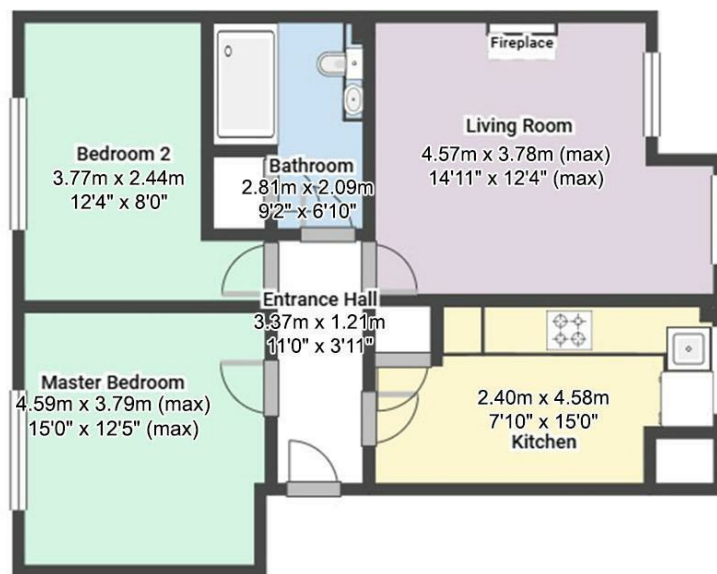
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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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