

# HoldenCopley

PREPARE TO BE MOVED

Hopwood Road, Gedling, Nottinghamshire NG4 4NA

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Guide Price £160,000 - £170,000

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NO UPWARD CHAIN...

This modern third-floor two-bedroom flat is situated in Gedling, offering excellent transport links and easy access to a range of local amenities, as well as the scenic Gedling Country Park just moments away. The property boasts a bright and spacious living room, complete with a Juliet balcony that fills the space with natural light and offers a pleasant open outlook. The living area flows seamlessly into a contemporary fitted kitchen. There are two generously sized double bedrooms, with the master benefiting from a private en-suite featuring a sleek three-piece shower suite. An additional stylish three-piece bathroom serves the second bedroom. Further enhancing its appeal, the flat comes with designated off-street parking for residents, ensuring convenience and security in this well-connected location.

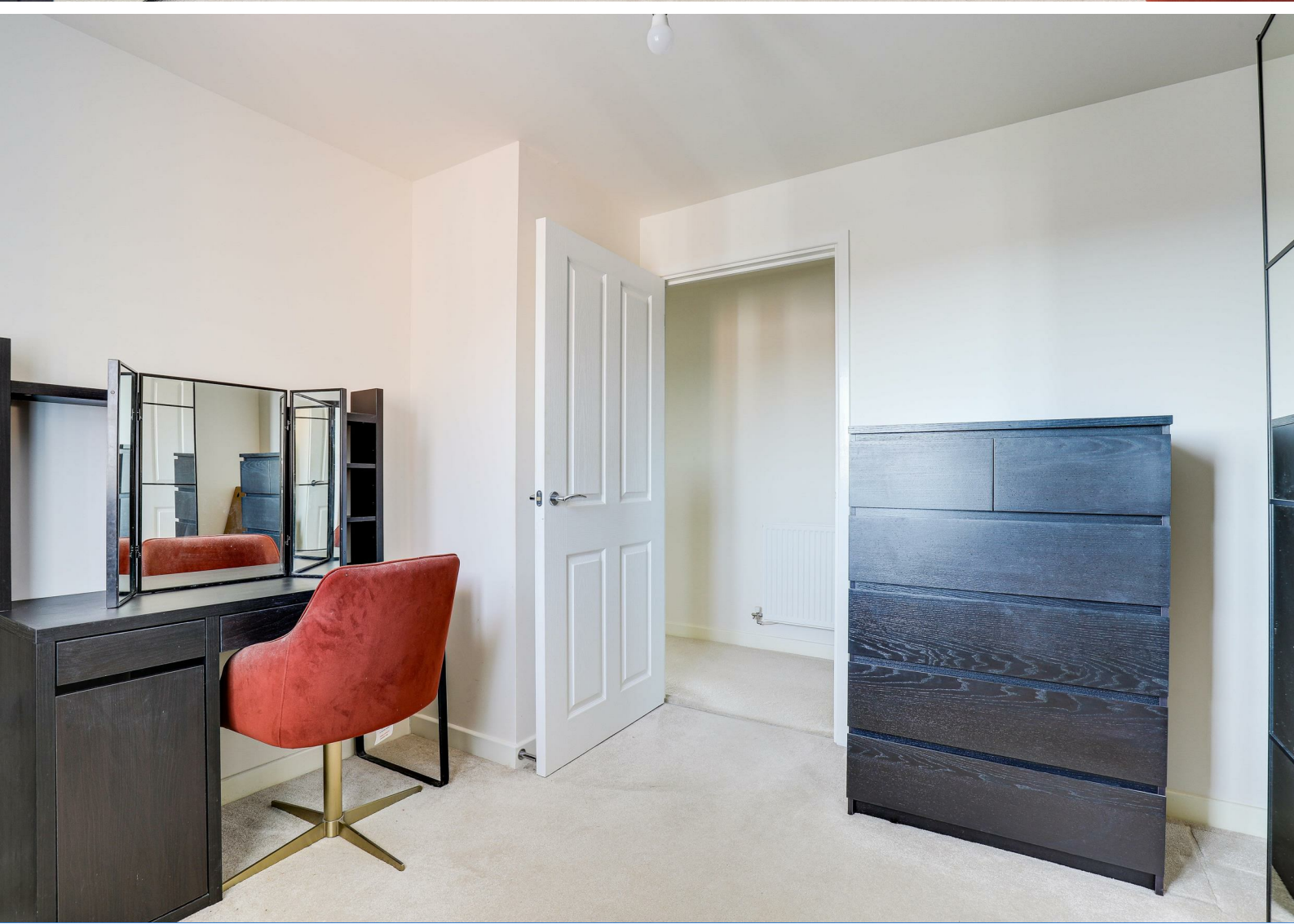
MUST BE VIEWED





- Third Floor Flat
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Full Bathroom & En-Suite
- Well-Presented Throughout
- Off-Street Parking
- Longterm Leasehold
- Popular Location
- Must Be Viewed











ACCOMMODATION

Entrance Porch

3\*2" x 3\*5" (0.97m x 1.05m)

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

Hallway

3\*5" x 13\*10" (1.05m x 4.22m)

The hallway has carpeted flooring, access to a boarded loft, a radiator, and an in-built storage cupboard.

Living Room

11\*4" x 14\*11" (3.46m x 4.57m)

The living room has carpeted flooring, two radiators, a TV-point, a UPVC double-glazed window, double French doors opening to a Juliet balcony, and open access to the kitchen.

Kitchen

11\*3" x 6\*5" (3.45m x 1.98m)

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 a drainer, an integrated oven with a gas hob, a stainless steel splashback and a concealed extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, and a UPVC double-glazed window.

Master Bedroom

13\*1" x 8\*9" (3.99m x 2.67m)

The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed window, and access to the en-suite.

En-Suite

8\*8" x 3\*10" (2.64m x 1.17m)

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap and splashback, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window.

Bedroom Two

11\*0" x 8\*11" (3.36m x 2.74m)

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

Bathroom

6\*3" x 6\*0" (1.92m x 1.83m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap and splashback, a panelled bath with a handheld shower and a splashback, wood-effect flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window.

OUTSIDE

To the rear of the property is off-street parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G, 5G coverage

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.

Service Charge in the year marketing commenced (£PA): £1074

Ground Rent in the year marketing commenced (£PA): £0

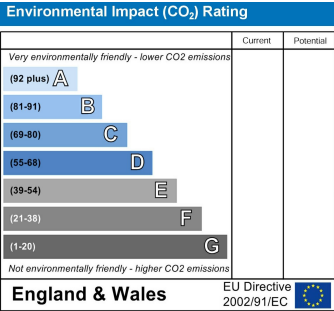
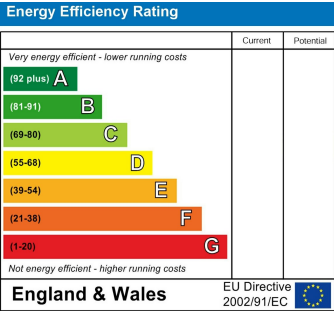
Property Tenure is Leasehold, Term: 999 years from 2020 - Term remaining 994 years.

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.

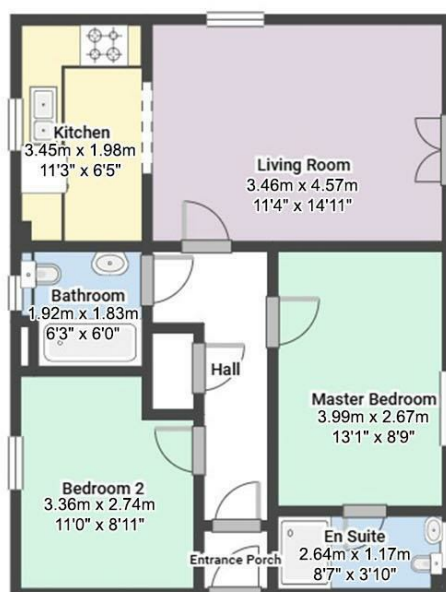
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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