

# HoldenCopley

PREPARE TO BE MOVED

Beckett Court, Gedling, Nottinghamshire NG4 4GS

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£120,000



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## WELL-PRESENTED SPACIOUS FLAT IN A SOUGHT-AFTER LOCATION...

This three-bedroom second-floor flat is well presented throughout and would make the perfect home for a variety of buyers, whether you're a first-time buyer, investor, or simply looking to downsize. Situated in a popular location just a stone's throw away from the vibrant Mapperley Top, you'll benefit from an array of shops, bars, restaurants, and excellent transport links into Nottingham City Centre. Internally, the property comprises an entrance hall, a spacious open plan living/kitchen area complete with a fitted kitchen, integrated appliances, a breakfast bar, and a cosy lounge area, ideal for relaxing or entertaining. The accommodation offers two double bedrooms along with a third single bedroom, all serviced by a modern three-piece bathroom suite. Outside, this property boasts a shared balcony, a rear garden area, a garage, and off-street parking – ticking all the boxes for convenient living.

MUST BE VIEWED







- Second Floor Flat
- Three Bedrooms
- Open Plan Kitchen Living Space
- Fitted Kitchen
- Three Piece Bathroom Suite
- Garage
- Off-Street Parking
- Balcony
- Rear Garden
- Great Location











ACCOMMODATION

Entrance Hall

7'11" x 2'11" (2.42m x 0.91m)

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

Kitchen Living Space

19'6" x 8'6" (5.96m x 2.60m)

The kitchen has fitted base and wall units with worktops, a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, a wall-mounted boiler, space and plumbing for a washing machine, space for a fridge freezer, a TV point, partially tiled walls, recessed spotlights, coving to the ceiling, laminate flooring, and a UPVC double-glazed window to the side elevation.

Master Bedroom

10'2" x 7'11" (3.12m x 2.42m)

The main bedroom has carpeted flooring, coving to the ceiling, a radiator, and a UPVC double-glazed window to the side elevation.

Bedroom Two

8'11" x 8'6" (2.72m x 2.60m)

The second bedroom has carpeted flooring, coving to the ceiling, recessed spotlights, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Three

8'9" x 7'10" (2.67m x 2.41m)

The third bedroom has laminate flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

7'9" x 5'8" (2.38m x 1.73m)

The bathroom has a low-level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a mains-fed rainfall shower and handheld shower head, a built-in cupboard, a radiator, laminate flooring, partially tiled walls, and a UPVC double-glazed obscure window to the front elevation

Garage

28'4" x 8'3" (8.64m x 2.53m)

The garage has lighting, power points, and an up-and-over door.

OUTSIDE

Outside the property, there is off-street parking and access to the garage at the front, a private enclosed rear garden with a lawn, and a side balcony complete with artificial grass and external lighting.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G Coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – Japanese Knotweed - 10 Year Plan In Place

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.

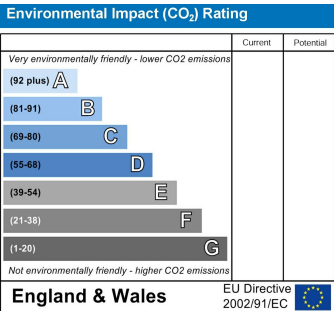
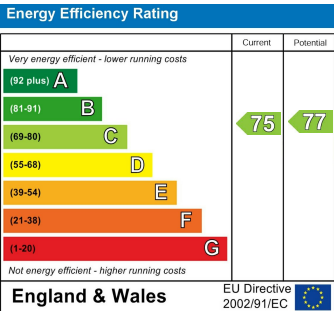
The vendor has advised the following:  
Property Tenure is Leasehold  
Service Charge in the year marketing commenced (£PA): N/A  
Ground Rent in the year marketing commenced (£PA): £25.00  
Property Tenure is Leasehold. Term: 999 years from 1 January 1978 Term remaining 952 years.

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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