

# HoldenCopley

PREPARE TO BE MOVED

Ambleside Way, Gedling, Nottinghamshire NG4 2QY

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**Guide Price £160,000 - £165,000**

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BEAUTIFULLY PRESENTED FIRST FLOOR MAISONETTE...

This beautifully presented two-bedroom first-floor maisonette offers stylish and comfortable accommodation throughout, making it the perfect choice for first-time buyers, downsizers, or investors looking for a home ready to move straight into. Situated in a popular residential area, the property is conveniently located close to a range of local shops, amenities, and excellent transport links. The accommodation comprises a spacious reception room, a modern fitted kitchen with ample storage and access to a balcony, two well-proportioned bedrooms, and a three-piece bathroom suite. The property also benefits from ample on-street parking, a garage providing additional storage or parking space, and a private, south-facing garden featuring a paved patio and a well-maintained lawn – ideal for enjoying the outdoors. This home offers a fantastic opportunity to step onto the property ladder or secure a low-maintenance investment in a well-connected location.

MUST BE VIEWED





- First Floor Maisonette
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room
- Three Piece Bathroom Suite
- Private South-Facing Garden
- Garage
- Popular Location
- Leasehold
- Must Be Viewed





## ACCOMMODATION

### Entrance

2'11" x 2'8" (0.89m x 0.82m)

The entrance has carpeted flooring and stairs and a single UPVC door providing access into the accommodation.

### Landing

15'6" x 3'7" (4.74m x 1.1m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a built-in cupboard and access into the loft.

### Living Room

16'9" x 13'11" (5.11m x 4.25m)

The living room has a UPVC double-glazed bow window to the front elevation, wooden flooring and a radiator.

### Kitchen

10'7" x 8'3" (3.25m x 2.54m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the side elevation and a single UPVC door out to the balcony.

### Master Bedroom

11'7" x 8'11" (3.54m x 2.73m)

The main bedroom has a UPVC double-glazed window to the rear elevation, wooden flooring, a radiator and a built-in cupboard.

### Bedroom Two

11'3" x 7'9" (3.45m x 2.37m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wooden flooring and a radiator.

### Bathroom

6'8" x 5'10" (2.05m x 1.80m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, vinyl flooring, partially tiled walls, a chrome heated towel rail and a UPVC double-glazed window to the side elevation.

## OUTSIDE

### Front

To the front is on street parking and a garage.

### Rear

To the rear is a private south-facing garden with a fence panelled boundary, a paved patio seating area, a lawn, various plants, mature shrubs, an outdoor tap and a single wooden gate.

## 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 – All 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 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:

Service Charge in the year marketing commenced (£PA): £10

Insurance Charge in the year marketing commenced (£PA): £398.48

Property Tenure is Leasehold. Term: 999 years from 24 June 1972 Term remaining 946 years.

The information regarding service charge 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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