

HoldenCopley

PREPARE TO BE MOVED

Forester Road, Nottingham, Nottinghamshire NG3 6LP

Guide Price £150,000 - £160,000

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SECURELY GATED DEVELOPMENT – IDEAL FIRST-TIME BUY...

This two-bedroom ground floor apartment would make the perfect purchase for a wide range of buyers, whether you're looking to downsize, step onto the property ladder, or invest. The property is well-presented throughout and benefits from being offered to the market with no upward chain, allowing for a hassle-free move. Internally, the accommodation comprises an entrance hall with a built-in storage cupboard, a spacious living room, and a modern fitted kitchen. There are two double bedrooms, with the master benefitting from an en-suite, both serviced by a stylish three-piece bathroom suite. The property is located within a gated development and boasts an allocated parking space, offering peace of mind and security. Situated in a popular residential area, it is just a stone's throw away from local shops, amenities, and excellent transport links into Nottingham City Centre.

MUST BE VIEWED



- Ground Apartment
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Two Three-Piece Bathroom Suites
- Security Gated Complex
- Allocated Parking Space
- No Upward Chain
- Popular Location
- Excellent Transport Links

ACCOMMODATION

Entrance Hall

10'9" max x 10'1" (3.28m max x 3.08m)
The entrance hall has wood-effect flooring, coving to the ceiling, a radiator, a wall-mounted telephone entry system, in-built storage cupboards, a fire exit, and a single wooden door providing access into the accommodation.

Living Room

18'0" max x 11'7" (5.49m max x 3.55m)
The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a hearth and decorative surround, a radiator, and a UPVC double-glazed window.

Kitchen

8'5" x 6'7" (2.57m x 2.03m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, an integrated oven with a gas hob and extractor fan, a tiled splashback, a fridge freezer, a washer dryer, vinyl flooring, and a UPVC double-glazed window.

Master Bedroom

14'0" max x 11'3" (4.27m max x 3.45m)
The main bedroom has carpeted flooring, a radiator, fitted wardrobes, a UPVC double-glazed window, and access to the en-suite.

En-suite

8'2" x 3'3" (2.51m x 1.00m)
The en-suite has a low level flush W/C, a pedestal wash basin, a walk-in shower enclosure with a bi-folding door, a mains fed shower with handheld shower head, a radiator, an extractor fan, carpeted flooring, partially tiled walls, and a UPVC double-glazed obscure window.

Bedroom Two

11'3" max x 9'8" (3.44m max x 2.95m)
The second bedroom has carpeted flooring, a radiator, fitted wardrobes, and a UPVC double-glazed window.

Bathroom

6'5" x 5'6" (1.96m x 1.68m)
The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and handheld shower head, a shower screen, a radiator, an extractor fan, vinyl flooring, and partially tiled walls.

OUTSIDE

Outside of the property is an allocated parking space accessed through security gates.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 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 - 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): £750.00
Ground Rent in the year marketing commenced (£PA): £75.00
Property Tenure is Leasehold. Term: 125 years from 10 August 2001 Term remaining 101 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.

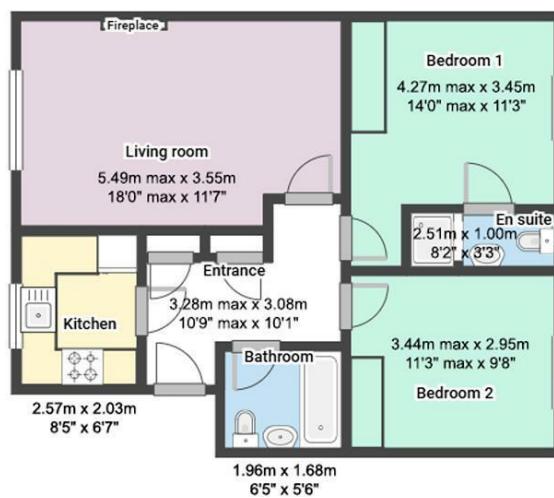
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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