

# HoldenCopley

PREPARE TO BE MOVED

Renshaw Drive, Gedling, Nottinghamshire NG4 4LS

---

Guide Price £160,000 - £180,000

Renshaw Drive, Gedling, Nottinghamshire NG4 4LS



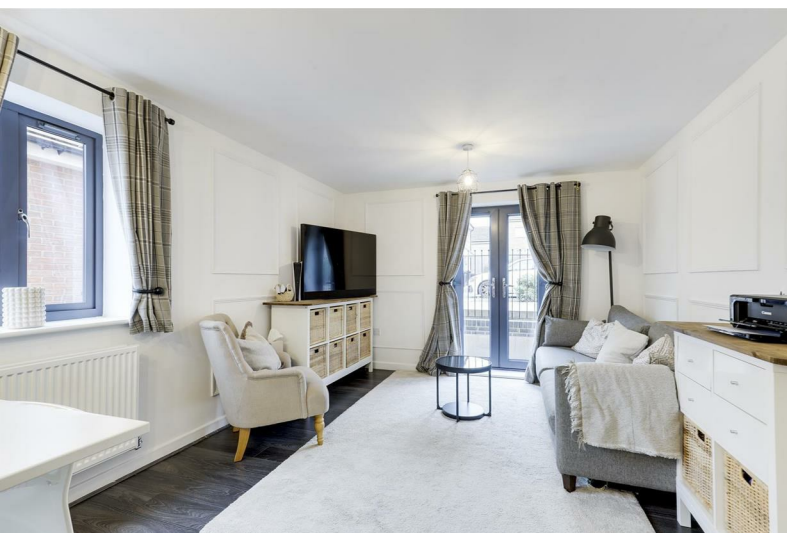


GUIDE PRICE: £160,000 - £180,000

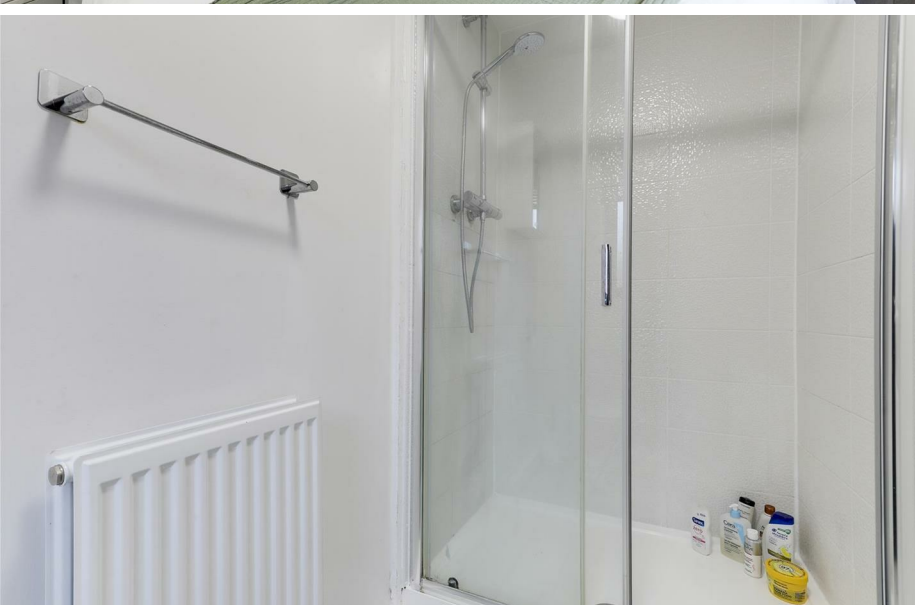
## MODERN GROUND FLOOR APARTMENT...

This beautifully presented ground-floor two-bedroom apartment is an ideal purchase for first-time buyers, downsizers, or investors. Boasting a spacious and move-in-ready interior, the property enjoys a prime location close to local shops, eateries, and excellent transport links into Nottingham City Centre, all while being close to the scenic Gedling Country Park. The accommodation features an inviting entrance and inner hall with a handy storage cupboard, leading to a modern fitted kitchen complete with a breakfast bar, seamlessly opening into the bright and airy living area. Double French doors connect the living space to the outdoors, perfect for letting in natural light. The apartment also includes two double bedrooms, with the master benefiting from an en-suite, alongside a contemporary bathroom suite. Externally, the property offers access to a shared garden, an allocated parking space, and the convenience of three additional visitor parking spots. With its blend of stylish interiors, practical layout, and desirable location, this property is sure to appeal to a variety of buyers.

MUST BE VIEWED







- Ground Floor Apartment
- Two Double Bedrooms
- Modern Fitted Breakfast Kitchen
- Open Plan Living Area
- Two Bathroom Suites
- Allocated Off-Road Parking & Visitor Spaces Available
- Shared Garden
- Leasehold - Over 950+ Years Left On Lease
- Popular Location
- Must Be Viewed











ACCOMMODATION

Entrance Hall

4'3" x 3'5" (1.31 x 1.05)  
The entrance hall has entrance matting flooring, wall-mounted coat hooks, and a single door providing access into the accommodation.

Hallway

13'8" x 5'11" (4.19 x 1.82)  
The inner hall has a radiator, wood-effect flooring, a wall-mounted security intercom system, and an in-built cupboard.

Open Plan Kitchen & Lounge

21'5" x 11'2" (6.54 x 3.42)  
The kitchen has a range of fitted gloss base and wall units with wood-effect worktops, a fitted breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated oven with a gas hob, extractor fan and splashback, an integrated fridge freezer, space and plumbing for a washing machine, wood-effect flooring, a double-glazed window, and open plan to the lounge which has continued wood-effect flooring, panelled feature walls, a TV point, two radiators, a double-glazed window, and double French doors opening outdoors.

Master Bedroom

12'11" x 8'6" (3.96 x 2.61)  
The main bedroom has wood-effect flooring, a radiator, a double-glazed window, a TV point, and access into the en-suite.

En-Suite

8'6" x 3'10" (2.61 x 1.19)  
The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a double-glazed obscure window.

Bedroom Two

10'10" x 8'10" (3.32 x 2.70)  
The second bedroom has a double-glazed window, carpeted flooring, and a radiator.

Bathroom

6'3" x 6'0" (1.92 x 1.83)  
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a radiator, tiled flooring, partially tiled walls, an extractor fan, and a double-glazed obscure window.

OUTSIDE

Outside of the property is a well-maintained communal garden, shared bin storage, and an allocated parking space with the car-park. Additionally, there are also three visitor spaces.

ADDITIONAL INFORMATION

- Broadband – Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 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+
- Area - Very low risk
- 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.

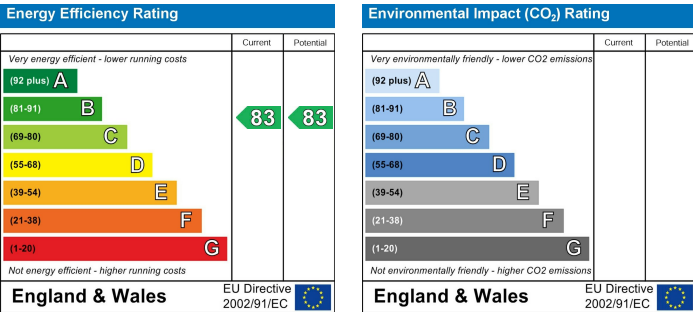
The vendor has advised the following:  
Service Charge in the year marketing commenced (£PA): £883.81 = broken down to £73.65 per month  
Property Tenure is Leasehold. Term: 999 years from 1 June 2019 - Term remaining 994 years.

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 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.



Renshaw Drive, Gedling, Nottinghamshire NG4 4LS



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.

© HoldenCopley

---

**0115 7734300**

**906A Woodborough Road, Mapperley, Nottingham, NG3 5QR**

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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.