

HoldenCopley

PREPARE TO BE MOVED

Woodthorpe Drive, Woodthorpe, Nottinghamshire NG5 4GG

£175,000

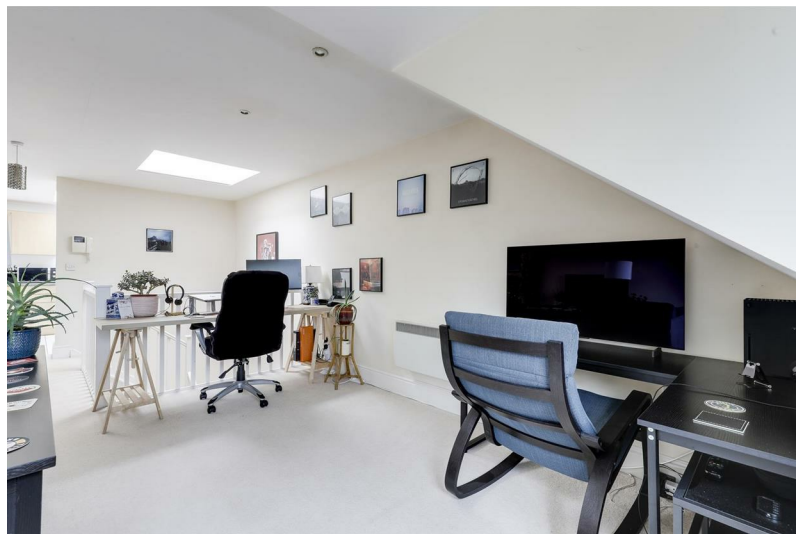
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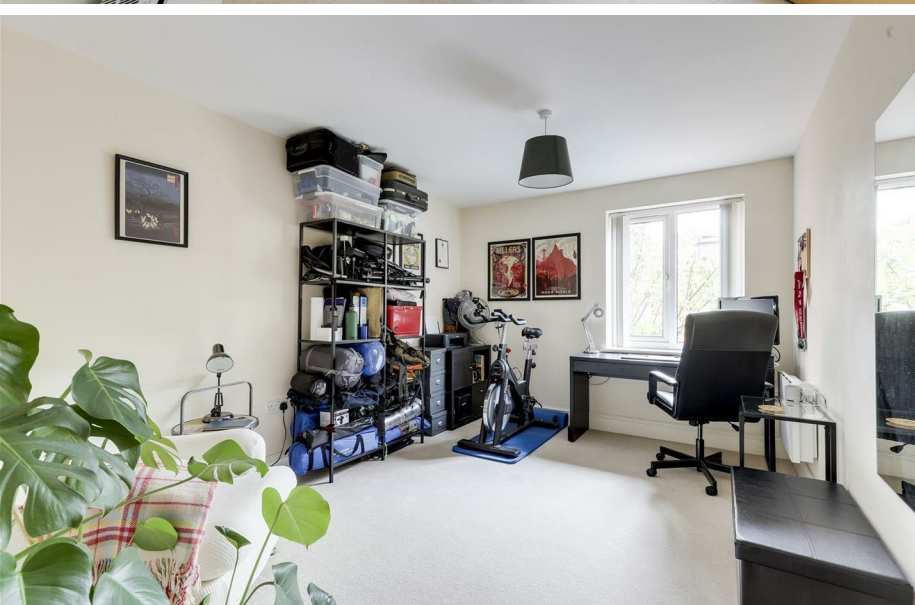


SPACIOUS DUPLEX PENTHOUSE APARTMENT...

This well-presented duplex penthouse apartment offers spacious and versatile accommodation throughout, making it an ideal choice for anyone looking to move straight in. Situated in a highly desirable location, the property benefits from close proximity to both Mapperley Top and Sherwood High Street, offering a fantastic range of bars, restaurants, shops, and other amenities all within easy reach. It's also close to frequently running public transport links into Nottingham City Centre, making it convenient for commuters. The property is positioned opposite Woodthorpe Grange Park, offering a peaceful setting and green open space right on the doorstep. The accommodation is arranged over two floors and comprises a porch and an entrance hallway, two generously sized double bedrooms, with the master bedroom featuring double French doors opening to a Juliet balcony and a en-suite shower room. There is also a three-piece bathroom suite and a utility cupboard with space and plumbing for a washing machine and storage. To the upper floor, you'll find a generously sized open-plan living area that flows seamlessly into the fitted kitchen-diner, complete with integrated appliances – perfect for both relaxing and entertaining. Both areas benefit from roof lights, allowing for lots of natural light and creating a bright, airy atmosphere throughout. Externally, the property benefits from parking space for one vehicle. With its well-presented interior, generous layout, and sought-after location, this property is ideal for professionals, small families, or anyone seeking comfortable and convenient living in a well-connected area.

MUST BE VIEWED





- Duplex Penthouse Apartment
- Two Double Bedrooms
- Spacious Open Plan Reception Room
- Well Appointed Fitted Kitchen-Diner
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Sought After Location
- Well Presented Throughout
- Close To Local Amenities
- Must Be Viewed





ACCOMMODATION

Porch

10'0" x 4'0" (3.05 x 1.24)

The porch has carpeted flooring, a wall-mounted phone intercom and a single door providing access into the accommodation.

Hallway

9'2" x 6'8" (2.80 x 2.04)

The hallway has carpeted flooring and stairs and a wall-mounted electric heater.

Master Bedroom

12'5" x 11'5" (3.79 x 3.49)

The main bedroom has UPVC double French doors leading to the Juliet balcony, carpeted flooring, a wall-mounted electric heater and access into the en-suite.

En-Suite

8'0" x 5'6" (2.44 x 1.68)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights and an extractor fan.

Bedroom Two

13'3" x 9'10" (4.04 x 3.01)

The second bedroom has a UPVC double-glazed window, carpeted flooring and a wall-mounted electric heater.

Bathroom

8'0" x 7'11" (2.44 x 2.42)

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, tiled flooring, partially tiled walls, recessed spotlights and an extractor fan.

Utility Cupboard

6'2" x 4'0" (1.90 x 1.23)

The utility cupboard has space and plumbing for a washing machine and storage.

FIRST FLOOR

Living Room

22'8" x 21'5" (6.91 x 6.54)

The living room has a UPVC double-glazed window, a roof light, carpeted flooring, two wall-mounted electric heaters, recessed spotlights and open access into the kitchen.

Kitchen-Diner

18'3" x 8'5" (5.58 x 2.57)

The kitchen-diner has a range of fitted base and wall units with worktops, an integrated oven, dishwasher and fridge-freezer, a hob, a stainless steel sink with a drainer, space for a dining table, tiled flooring, recessed spotlights, an extractor fan and two roof lights.

OUTSIDE

Outside there is off-road parking for one vehicle.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Immersion Heater – 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

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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): £2,055.72

Ground Rent in the year marketing commenced (£PA): £150

Property Tenure is Leasehold. Term : 250 years from 1 December 2004 Term remaining 229 years.

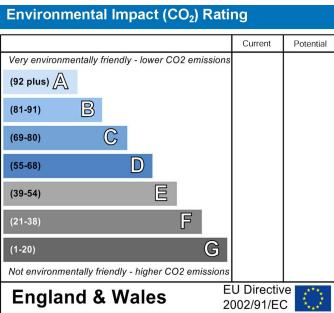
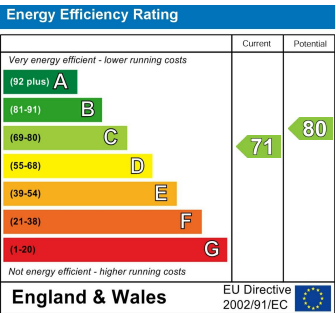
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

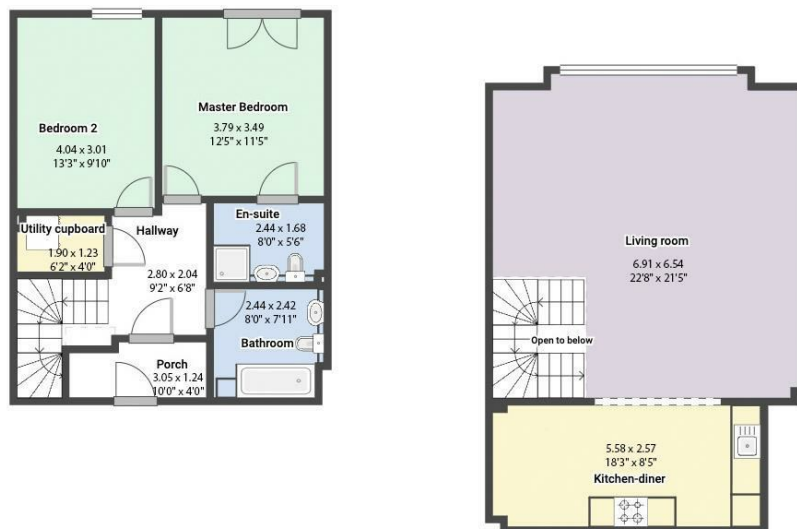
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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



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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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