

HoldenCopley

PREPARE TO BE MOVED

Paton Court, Nottingham, NG14 6RL

Guide Price £120,000 - £130,000

Paton Court, Nottingham, NG14 6RL

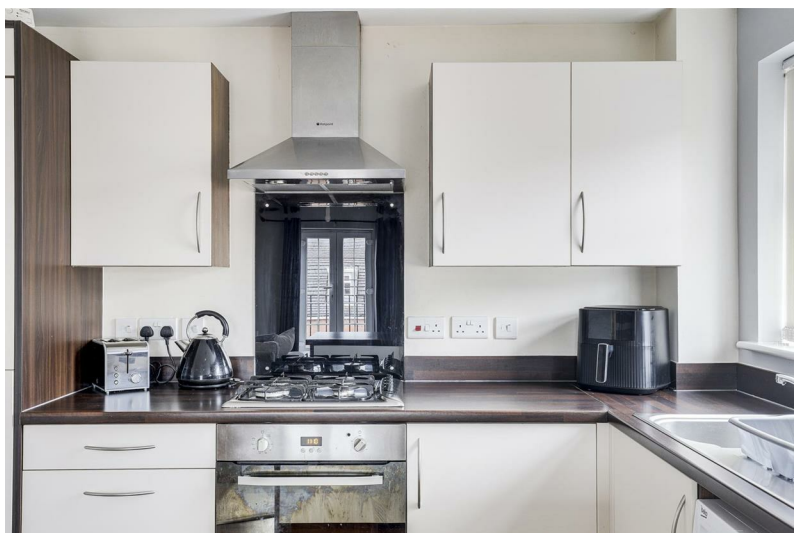


GUIDE PRICE £120,000 - £130,000

NO UPWARD CHAIN...

A beautifully presented two-bedroom top floor apartment, perfectly suited to first-time buyers or investors alike. Located in the sought-after Village area of Calverton, the property enjoys a convenient setting close to a range of local amenities, including shops, cafes, and restaurants, with excellent transport links to Nottingham City Centre. Residents can also enjoy the benefit of being surrounded by picturesque countryside views. The accommodation comprises an inviting entrance hall leading to a generous open-plan living and kitchen area, complete with French doors opening onto a Juliet balcony, allowing natural light to flood the space. There are two well-proportioned bedrooms, with the principal bedroom benefiting from an ensuite shower room. A contemporary three-piece family bathroom completes the interior. Externally, the property offers well-maintained communal areas and an allocated parking space, making it a practical as well as stylish choice.

MUST BE VIEWED





- Top Floor Apartment
- Two Bedrooms
- Open Plan Living/Kitchen Area
- Three- Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Communal Areas
- Allocated Parking
- Leasehold
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Entrance Hall

14*7" max x 9*10" (4.45m max x 3.00m)

The entrance hall has carpeted flooring, a radiator, a double in-built cupboard, access into the loft, a telecom security system, and a door providing access into the accommodation.

Open Plan Living/Kitchen Area

19*11" max x 14*2" (6.07m max x 4.32m)

The open plan living/kitchen room has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas t=ring hob and extractor hood, space and plumbing for a washing machine, two radiators, recessed spotlights, a TV point, wood-effect and carpeted flooring, two UPVC double glazed windows, and French doors with a Juliet balcony.

Bedroom One

13*8" max x 9*9" (4.17m max x 2.97m)

The first bedroom has a UPVC double glazed window, a radiator, an in-built cupboard, carpeted flooring, and access into the en-suite.

En-Suite

5*3" x 4*9" (1.60m x 1.45m)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, an extractor fan, partially tiled walls, and carpeted flooring.

Bedroom Two

9*10" x 8*9" (3.00m x 2.67m)

The second bedroom has a UPVC double glazed window, a radiator, and carpeted flooring.

Bathroom

7*3" x 6*2" (2.21m x 1.88m)

The bathroom has a low level flush W/C, a pedestal wash basin, a pane;;ed bath with a handheld shower fixture, a heated towel rail, an extractor fan, partially tiled walls, and vinyl flooring.

OUTSIDE

To the outside are communal areas, and allocated parking.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- 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:

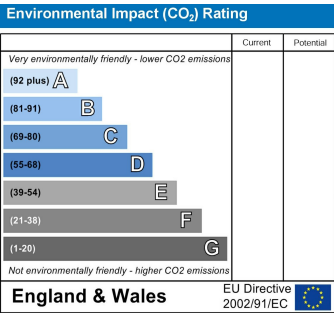
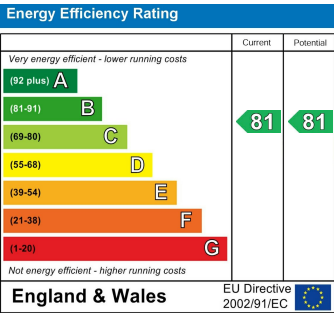
Property Tenure is Leasehold
Service Charge & Ground Rent in the year marketing commenced (£PA): £1515. 27
Property Tenure is Leasehold. Term : 125 years from 1 January 2010 Term remaining 110 years.

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.

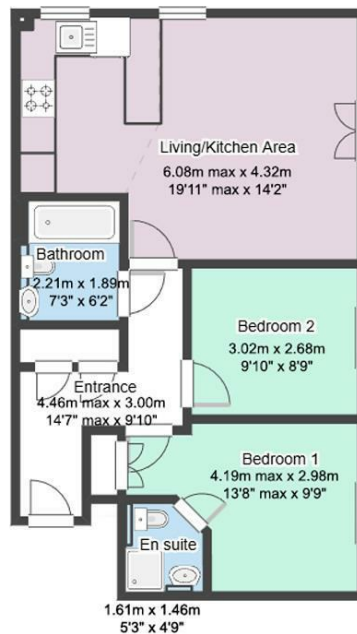
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Paton Court, Nottingham, NG14 6RL

HoldenCopley
PREPARE TO BE MOVED



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 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@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.