

JOHNSONS & PARTNERS

Estate and Letting Agency



4B SHAFTESBURY AVENUE, BURTON JOYCE

NOTTINGHAM, NG14 5GL

£200,000



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For Sale with NO CHAIN | Ground Floor Apartment | Two Double Bedrooms | En-Suite to Principal Bedroom | Spacious Living Accommodation | Fantastic Opportunity to Modernise | Allocated Parking|

****FULL MARKETING TO FOLLOW****

Offered to the market with no upward chain, this spacious ground floor apartment presents an excellent opportunity for buyers looking to personalise a home in one of Burton Joyce's most sought-after developments. Well maintained throughout, the property offers plenty of scope for cosmetic updating, allowing the next owner to create a home tailored to their own taste.

Accessed via a secure communal entrance, the apartment opens into a generous reception hallway leading through to a bright and spacious living and dining room. Dual aspect windows create a light and airy feel, while double doors open into the fitted kitchen, offering a practical layout with potential for contemporary enhancement over time.

The principal bedroom benefits from fitted storage and its own en-suite shower room, while the second double bedroom provides flexible accommodation for guests, family or those working from home. A spacious family bathroom, complete with both a bath and separate shower cubicle, completes the internal accommodation.

The apartment further benefits from double glazing, electric heating and an allocated parking space, together with well-maintained communal grounds.

Positioned within easy walking distance of Burton Joyce village, residents can enjoy an excellent selection of independent shops, cafés, pubs, regular rail links into Nottingham, and beautiful riverside and countryside walks, making this an ideal location for those seeking a quieter pace of life whilst remaining well connected.

Offering generous proportions, a highly regarded location and the chance to add value through straightforward cosmetic improvements, this is a fantastic opportunity for a wide range of buyers.

Secure Communal Entrance

Entrance Hallway

Living and Dining Area

14'7" x 20'6" (4.46m x 6.26m)

Kitchen

9'10" x 10'4" (3.01m x 3.15m)

Bedroom One

9'10" x 12'7" (3.01m x 3.84m)

En-Suite

Bedroom Two

10'2" x 9'4" (3.12m x 2.86m)

Bathroom

Allocated Parking Space

Leasehold Information

Tenure - Leasehold

Lease Start Date - 06 Sep 2012

Lease End Date - 01 Jun 2131

Lease Term - 125 years from 1 June 2006

Lease Term Remaining - 105 years

Ground Rent is £250.00 per annum & Service Charge £TBC per quarter. This includes Building Insurance and communal maintenance

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners 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

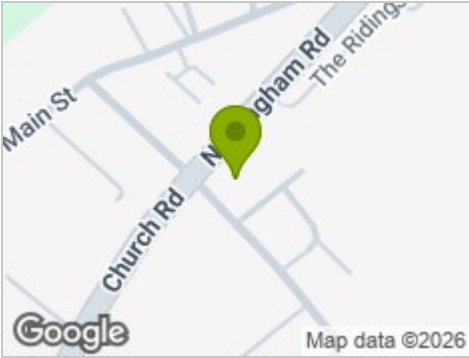
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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 Johnsons and Partners 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. Johnsons and Partners 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 Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners 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.



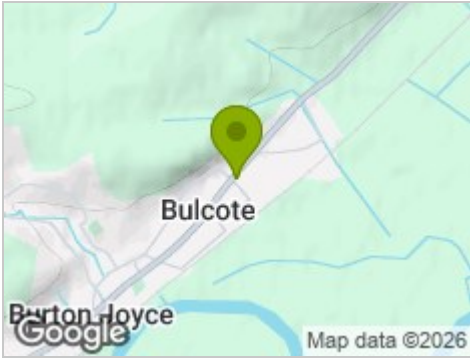
Road Map



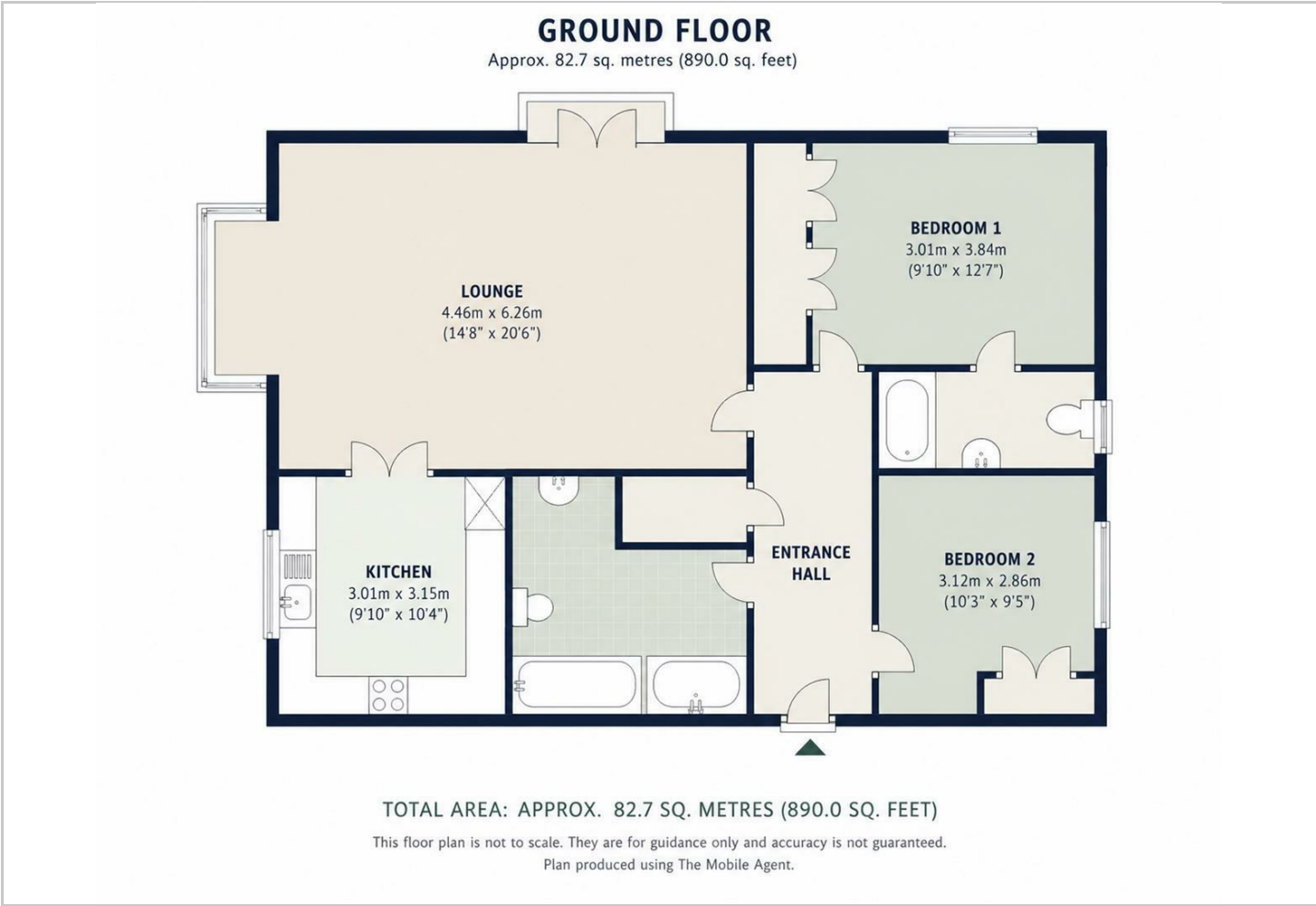
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.