



Bembridge Drive, Nottingham

£105,000 Leasehold

First Floor Maisonette • Two Bedrooms • Well Appointed Fitted Kitchen • Spacious Reception Room • Three Piece Bathroom Suite • Popular Location • Close To Local Amenities • Excellent Transport Links • No Upward Chain • Must Be Viewed



GUIDE PRICE £105,000 – £110,000

NO UPWARD CHAIN...

This first-floor maisonette offers a fantastic opportunity for first-time buyers, downsizers, or investors alike, ideally situated in a popular residential location close to a range of local shops, excellent transport links and great schools. The accommodation comprises a spacious reception room, complete with a fireplace and sliding patio doors opening out onto a balcony. There is a fitted kitchen offering storage and workspace, along with two well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, providing useful built-in storage. Completing the accommodation is a three-piece bathroom suite. Externally, the property benefits from on-street parking available directly outside.

MUST BE VIEWED

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



GROUND FLOOR

Entrance Porch

4' 0" x 2' 10" (1.22m x 0.87m)

The entrance porch has carpeted flooring and stairs, a built-in cupboard and a single UPVC door providing access into the accommodation.

FIRST FLOOR

Hall

10' 6" x 3' 3" (3.21m x 1.00m)

The hall has carpeted flooring, a radiator, a built-in cupboard and access into the loft.

Living Room

12' 5" x 15' 3" (3.78m x 4.66m)

The lounge has wood-effect flooring, a radiator, a fireplace with a surround and hearth, a built-in cupboard, coving and UPVC sliding patio doors providing access out to the balcony.

Kitchen

9' 9" x 7' 4" (2.97m x 2.23m)

The kitchen has a range of fitted handleless base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, a stainless steel sink with a drainer and a swan neck mixer tap, tiled flooring, partially tiled walls, a radiator and a UPVC double-glazed window.

Master Bedroom

12' 4" x 11' 5" (3.77m x 3.49m)

The main bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, fitted floor to ceiling wardrobes with bedside tables and a built-in cupboard.

Bedroom Two

6' 4" x 12' 0" (1.92m x 3.67m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, a radiator and a built-in cupboard.

Bathroom

6' 1" x 6' 11" (1.85m x 2.11m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower and a glass shower screen, tiled flooring and walls, a radiator and a UPVC double-glazed obscure window.

LEASEHOLD INFORMATION

The vendor has advised the following: Service Charge in the year marketing commenced (£PA): £184.14. Property Tenure is Leasehold. Term: 125 years from 24th June 1989 – Term remaining 88 years. The information regarding the service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge and have obtained the lease length via the Land Registry. HoldenCopley offer no guarantee as to the accuracy of this information, and 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 recommend that you contact your solicitor before entering into negotiations to confirm the accuracy of this information.

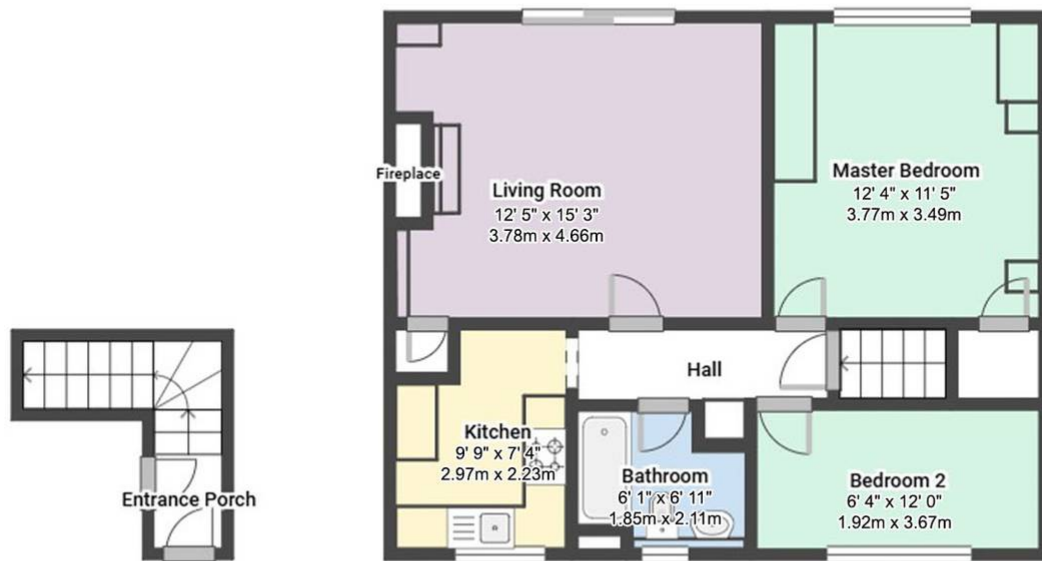
ADDITIONAL INFORMATION

Broadband Speed – Ultrafast 5500 Mbps (Highest available download speed) 5500 Mbps (Highest available upload speed) Phone Signal – All 4G & 5G available Electricity – Mains Supply Water – Mains Supply Heating – Gas Central Heating Sewage – Connected to main sewer Flood Risk – No flooding in the past 5 years+ Flood Risk Area – Very low chance of flooding Construction – Brick Mining Area – Located on the coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records Accessibility – No Other Material / Safety Issues – No known safety issues have been disclosed by the seller Any Legal Restrictions – No

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and





This floorplan is for illustrative purposes only.

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