

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 8 THE RIDDINGS MORRIS STREET, NETHERFIELD

NOTTINGHAM, NG4 2HS

**OFFERS OVER £115,000**



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For Sale with No Chain | Two Bedroom Apartment | Second Floor | Low Service Charges | Well Presented Throughout | Open Plan Kitchen, Living and Dining | Allocated Parking Space |

Step inside this delightful two-bedroom, second-floor modern apartment situated on Morris Street, Netherfield, where convenience meets contemporary living. This beautifully presented apartment is an ideal haven for first-time buyers, small families, or investors looking to add a gem to their portfolio.

Upon entering the well-maintained property, you are greeted with an open plan kitchen, living, and dining room, designed to be the heart of the home. Flooded with natural light, this space offers the perfect backdrop for unwinding or entertaining guests. The modern kitchen is fully equipped with all the necessary appliances and finished to a high standard, ensuring that meal preparation is both enjoyable and stylish.

Both double bedrooms are generously proportioned, offering a peaceful retreat and ample space for storage solutions. The sleek bathroom, complete with a shower over the bath, presents a modern and tranquil environment to start or end your day.

Storage is no issue, as the apartment benefits from handy cupboards off the hallway, providing a discreet space to stow away your belongings. Additionally, residents enjoy secure access to the apartment building and the peace of mind that comes with an allocated parking space for one vehicle.

Located moments from the bustling local amenities and in a popular area of Nottingham, this property boasts an enviable position. Enjoy the best of Netherfield with its shops, cafes, and excellent transport links all within easy reach.

Viewings of this charming apartment are highly advised to truly appreciate the opportunity on offer. Don't miss the chance to make this your new home or a valuable addition to your investment portfolio.



Entrance Hallway

Storage Cupboards

Open Plan Kitchen, Living and Dining Room

21'7" x 13'9" (6.6 x 4.2)

Bedroom One

15'4" x 11'1" (max) (4.68 x 3.39 (max))

Bedroom Two

13'11" x 11'1" (4.25 x 3.39)

Bathroom

6'6" x 7'2" (2 x 2.2)

Allocated Parking for One Vehicle

Leasehold Information

Tenure: Leasehold

Lease Start Date: 06 Aug 2007

Lease End Date: 01 Dec 2130

Lease Term: 125 years commencing on 1 December 2005

Lease Term Remaining: 105 years

Ground Rent and Service Charges

Annual Ground - £100 Per Annum (Paid in two instalments June 1st and Dec 1st)

Annual Service Charges - £840 Per Annum (Paid monthly at £70.00) increasing to £1,020 (Paid monthly at £85.00) from April 1st 2026

Agents Disclaimer

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

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

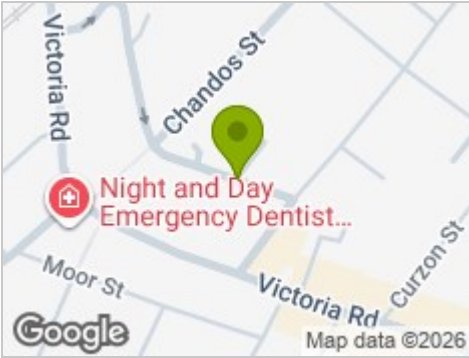
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



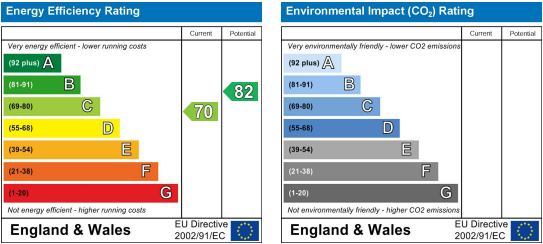
Floor Plan



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.