

## View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: [hannells.co.uk](http://hannells.co.uk)  
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 T: 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

## Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

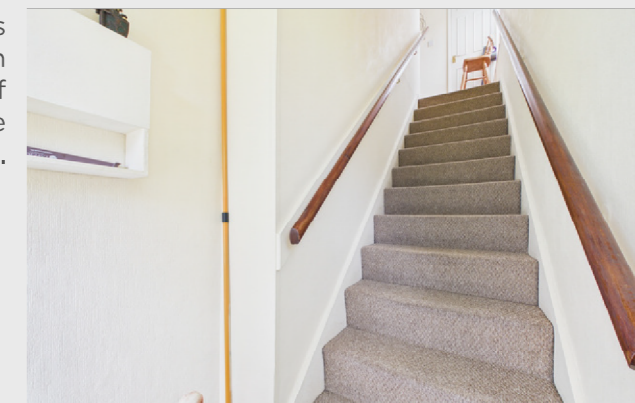
We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

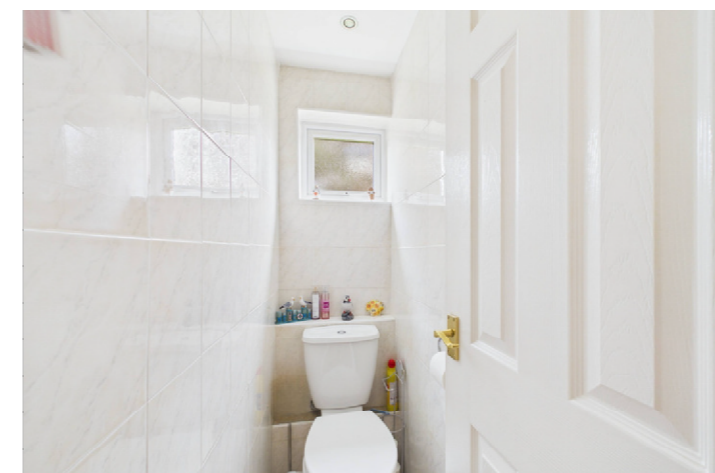
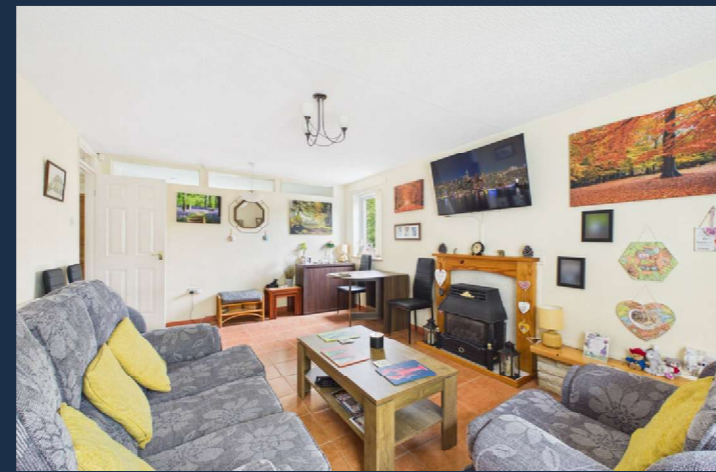
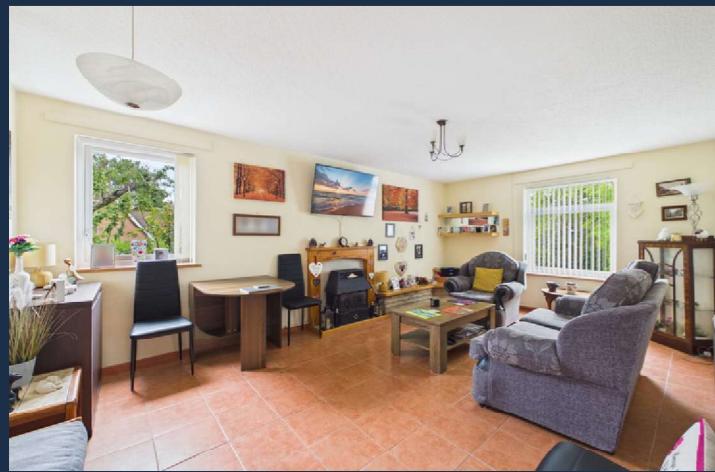
You are NOT obliged to use our preferred partner services.

## 19 Potter Street, Spondon, DE21 7LH | Asking Price £147,500 Leasehold

A two double bedroomed first floor flat offering spacious living accommodation, ideal for the first time buyer and an early viewing is recommended. Situated within the heart of Spondon village and benefits from a landing area with ample storage/cupboards, good size lounge and dining kitchen. Outside, there are communal gardens and parking.

- Two Double Bedroomed First Floor Flat
- Spacious Accommodation
- Situated Within The Heart of Spondon Village
- EPC Rating C, Standard Construction
- Council Tax Band A, Leasehold





**Full Description:**

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance lobby with staircase to the first floor landing with ample storage/cupboards, good size lounge, dining kitchen, two double bedrooms, wet room and separate WC.

Outside, there are communal gardens and parking.

Potter Street is well situated for Spondon village and its amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

**Room Measurements & Details:**

**Ground Floor Entrance:**

Leading to first floor

**Entrance Hallway:** (17'4" x 4'11") 5.28 x 1.50

**Living Room:** (11'9" x 18'8") 3.58 x 5.69

**Kitchen:** (11'4" x 7'6") 3.45 x 2.29

**Bedroom One:** (8'7" x 15'4") 2.62 x 4.67

**Bedroom Two:** (8'5" x 15'3") 2.57 x 4.65

**Shower Room:** (4'9" x 5'4") 1.45 x 1.63

**WC:** (2'3" x 4'11") 0.69 x 1.50

**Storage Cupboard:**

**Outside:**

There are communal gardens, parking and outside store.

**Leasehold Information:**

Leasehold start date 1st September 2003 with a 125 year lease. Ground Rent is £10 per annum. Service Charge approx. £179.66 per calendar month. ( Your legal representative should verify this)

**Buyer Information:**

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

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*A Moving Experience...*