JOHNSONS & PARTNERS

Estate and Letting Agency



8 ROSLYN COURT WILLOW WONG, BURTON JOYCE

NOTTINGHAM, NG14 5FZ

£315,000

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For Sale with No Upward Chain | Approx. 937 Sq Ft | Two Double Bedrooms | En-Suite to Principal Bedroom | Impressive 16'4" Living Room | Large South-West Facing Balcony | Separate Garage | Allocated Parking | Lift Access | No Upward Chain | Close to Local Amenities and Transport Links |

Offering considerably more space than many modern apartments, this impressive two-bedroom home forms part of Roslyn Court, a highly regarded development tucked away just off Willow Wong in the heart of Burton Joyce.

Extending to approximately 937 sq ft, the apartment has a wonderfully spacious feel throughout. A generous entrance hall provides an excellent sense of arrival and leads through to the principal living accommodation.

The standout space is undoubtedly the living room. Measuring approximately 16'4" x 16'1", it offers plenty of room to create distinct sitting and dining areas, while glazed doors open directly onto a substantial private south-west facing balcony. With space for outdoor furniture, it creates a genuine extension of the living space and a lovely place to enjoy the afternoon and evening sun.

Alongside is a separate fitted kitchen measuring approximately 14'0" x 9'9", providing an excellent amount of storage and worktop space together with integrated appliances.

Both bedrooms are particularly well proportioned. The principal bedroom measures approximately 15'1" x 13'7", incorporates extensive fitted wardrobes and benefits from its own en-suite shower room. Bedroom two is another comfortable double at approximately 11'11" x 9'8", with a separate bathroom positioned across the hall.

Roslyn Court itself is set within attractive, established communal grounds and benefits from lift access and a video entry system. Importantly, the apartment also comes with its own separate garage and allocated parking space – valuable additions for apartment living.

The setting is another major attraction. Willow Wong places the property within easy reach of Burton Joyce village amenities, with shops, cafés, transport links and regular bus services all readily accessible. Burton Joyce railway station also provides connections towards Nottingham and surrounding areas.

For anyone looking to downsize without compromising on space, or simply wanting a well-proportioned, easily managed home in one of Nottinghamshire's most popular villages, this is a particularly appealing opportunity.

Offered for sale with vacant possession and no upward chain.

Secure Communal Entrance

Entrance Hallway

Living Room
16'4" x 16'0" (4.98m x 4.89m)

Breakfast Kitchen
13'11" x 9'9" (4.26m x 2.98m)

Bedroom One
15'1" x 13'6" (4.60m x 4.13m)

En-Suite Shower Room
6'1" x 6'0" (1.86m x 1.83m)

Bedroom Two
11'10" x 9'8" (3.62m x 2.95m)

Bathroom
7'11" x 5'10" (2.43m x 1.80m)

Garage

Virtual Staging Disclaimer:
Selected photographs have been digitally enhanced with virtual furniture, furnishings and decorative accessories to illustrate the property's potential. Images are for illustrative purposes only. Furniture and accessories shown are not included in the sale. Buyers should refer to the original photographs and view the property to appreciate its actual condition, layout and proportions.

Leasehold Information:
Approximately 102 years remaining on the lease. Service charge approximately £3,813.98 per annum. Prospective purchasers should ask their solicitor to verify all leasehold information, charges and associated terms before proceeding.

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.

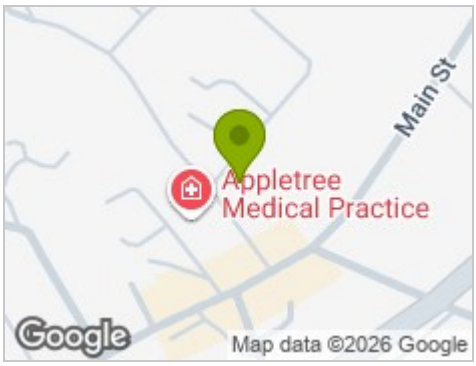








Road Map



Hybrid Map



Terrain Map

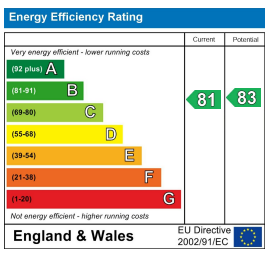


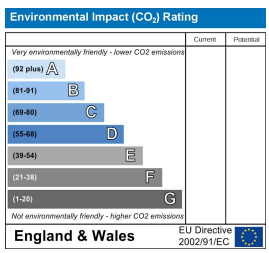
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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