

# HoldenCopley

PREPARE TO BE MOVED

Woodthorpe Drive, Woodthorpe, Nottinghamshire NG5 4GG

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Guide Price £140,000 - £150,000

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LOCATION LOCATION LOCATION...

Situated in a sought-after location just moments from shops, great schools and convenient transport links, this second-floor apartment is an ideal purchase for a wide range of buyers. Ideally positioned at the rear of the building, the property enjoys a peaceful setting while being directly opposite Woodthorpe Grange Park, providing easy access to an open green space. The accommodation boasts an open-plan fitted kitchen and spacious reception room, complete with double French doors opening onto a Juliet balcony. There are two double bedrooms, with the master benefiting from its own en-suite, alongside a further three-piece bathroom suite. Externally, the property offers the added convenience of an allocated parking space.

MUST BE VIEWED





- Second Floor Apartment
- Two Double Bedrooms
- Open Plan Fitted Kitchen & Reception Room
- Three Piece Bathroom Suite & En-Suite
- Allocated Parking Space
- Sought After Location
- Close To Local Amenities
- Excellent Transport Links
- Leasehold
- Must Be Viewed

ACCOMMODATION

**Hallway**  
22'6" x 9'3" (6.88 x 2.82)

The hallway has carpeted flooring, a wall-mounted electric heater, a built-in storage cupboard, a wall-mounted phone intercom and a single door providing access into the accommodation.

**Open Plan Kitchen-Lounge-Diner**  
23'8" x 11'4" (7.23 x 3.46)

This space has a range of fitted base and wall units with worktops, an integrated oven and fridge-freezer, a hob with an extractor hood, a stainless steel sink with a drainer, tiled and carpeted flooring, a wall-mounted electric heater, recessed spotlights, a UPVC double-glazed window and UPVC double French doors opening out to the Juliet balcony.

**Master Bedroom**  
14'10" x 9'10" (4.53 x 3.01)

The main bedroom has a UPVC double-glazed window, carpeted flooring, a wall-mounted electric heater and access into the en-suite.

**En-Suite**  
10'1" x 4'1" (3.08 x 1.25)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed window.

**Bedroom Two**  
10'8" x 10'0" (3.27 x 3.06)

The second bedroom has a UPVC double-glazed window, carpeted flooring and a wall-mounted electric heater.

**Bathroom**  
7'1" x 5'8" (2.16 x 1.74)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and glass shower screen, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights and an extractor fan.

**OUTSIDE**  
Outside there is an allocated parking space.

**ADDITIONAL INFORMATION**  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)  
Phone Signal – All 4G & 5G & some 3G available  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Very low risk of flooding  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

**DISCLAIMER**  
Council Tax Band Rating - Gedling Borough Council - Band A  
This information was obtained through the directgov website. HoldenCopley 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:  
Service Charge in the year marketing commenced (£PA): £1,326.36  
Ground Rent in the year marketing commenced (£PA): £75  
Property Tenure is Leasehold. Term: 250 years from 21st December 2004 - Term remaining 229 years.

The information regarding service charges and ground rent 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, 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 recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: 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 HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

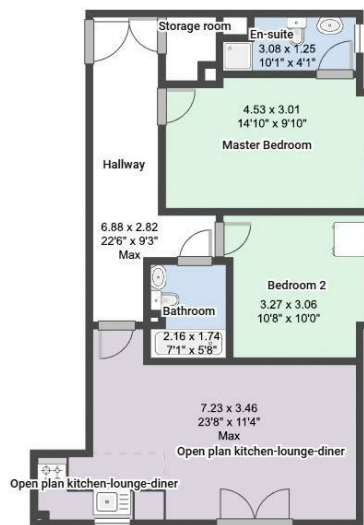
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley 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.



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**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and are not necessarily comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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