

HoldenCopley

PREPARE TO BE MOVED

Cavendish Crescent North, The Park, Nottinghamshire NG7 IAZ

Guide Price £280,000

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GUIDE PRICE £280,000 TO £300,000

IMMACULATE GROUND FLOOR APARTMENT...

This immaculately presented two-bedroom ground floor apartment is a perfect opportunity for a variety of buyers looking to move straight in. Located in the highly sought-after area of The Park, a gated community offering exclusive, secure living, this property is located in one of Nottingham's most desirable places to reside. The location provides the best of both worlds, offering a peaceful, private setting within close proximity to local amenities, including shops, excellent transport links, and being just a stone's throw from the city centre. The accommodation comprises an entrance hall, a spacious bay-fronted living room, and a modern fitted kitchen diner, ideal for relaxed meals or entertaining. There are two double bedrooms, with the master benefiting from an en-suite, as well as a stylish three-piece bathroom suite. The property further benefits from a private entrance, gated access to the building and an allocated parking space directly outside, adding convenience to this already highly appealing home.

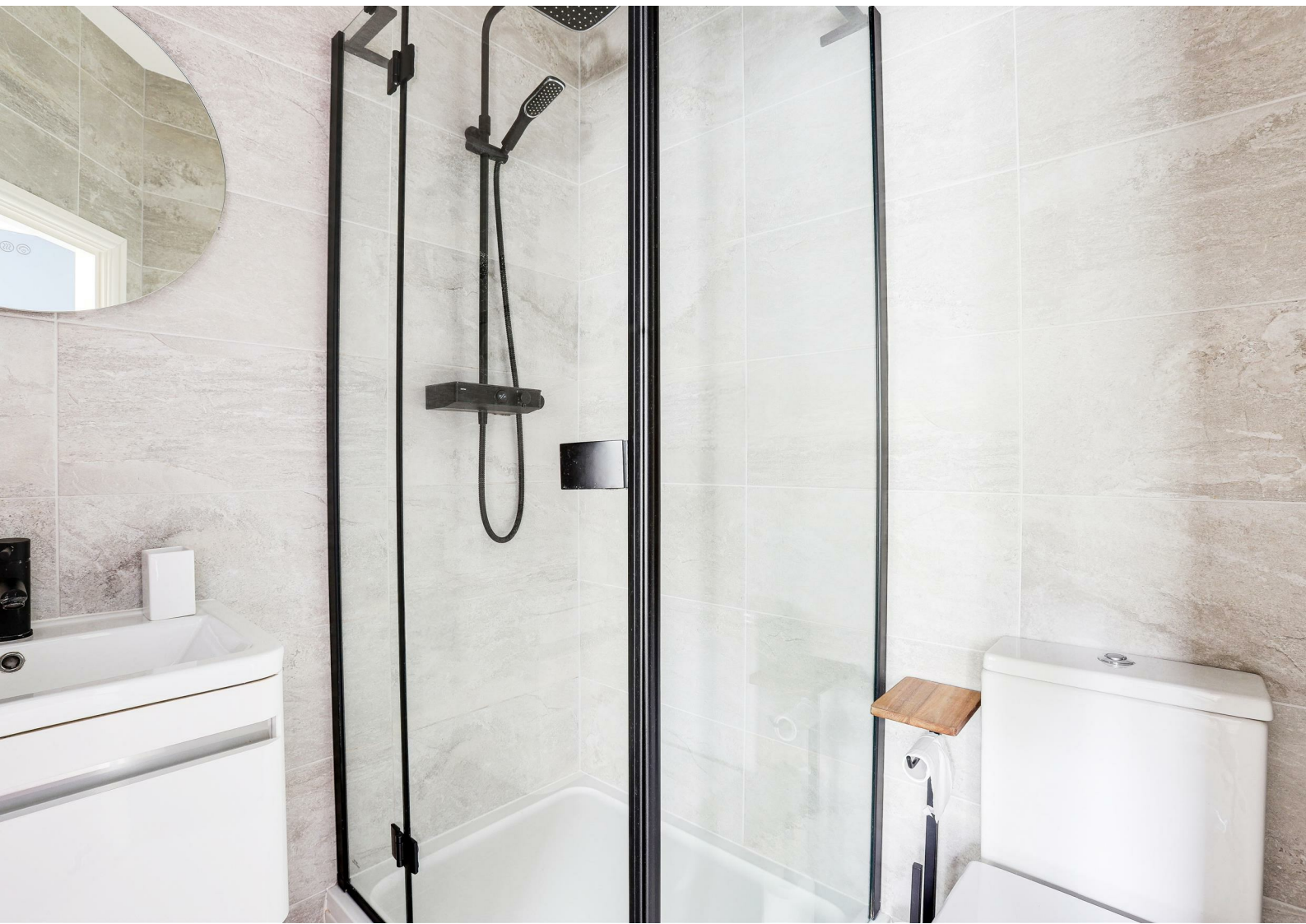
MUST BE VIEWED





- Ground Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen Diner
- Bay Fronted Reception Room
- Three Piece Bathroom Suite & En-Suite
- Allocated Parking
- Highly Sought After Location
- Close To The City Centre
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Entrance Hall

27'3" max x 8'0" (8.32m max x 2.44m)

The entrance hall has wood-effect flooring, an entrance mat, a radiator, recessed spotlights, access into the loft and a single composite door providing access into the accommodation.

Living Room

20'0" into bay x 14'10" (6.12m into bay x 4.54m)

The living room has a wooden double-glazed bay window with fitted shutters to the front elevation, wood-effect flooring, two radiators, a TV point and wall-mounted light fixtures.

Master Bedroom

13'11" max x 12'5" (4.26m max x 3.80m)

The main bedroom has a wooden double-glazed window with fitted shutters to the front elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

5'8" max x 5'6" (1.74m max x 1.68m)

The en-suite has a low level flush W/C, a wall-mounted wash basin with fitted storage, a fitted shower enclosure with a mains-fed over-the-head rainfall shower and a hand-held shower, tiled flooring and walls, a heated towel rail, recessed spotlights and an extractor fan.

Bedroom Two

12'8" max x 10'8" (3.88m max x 3.27m)

The second bedroom has velux windows to the ceiling, carpeted flooring and a radiator.

Bathroom

7'9" max x 5'5" (2.38m max x 1.67m)

The bathroom has a low level flush W/C, a wall-mounted wash basin with fitted storage, a fitted panelled bath with a mains-fed over-the-head rainfall shower, a hand-held shower and a glass shower screen, a recessed wall alcove, tiled flooring and walls, an electric shaving point, a heated towel rail, recessed spotlights, an extractor fan and a velux window to the ceiling.

Kitchen/Diner

20'10" x 11'1" (6.36m x 3.39m)

The kitchen diner has a range of matt handleless fitted base and wall units with worktops, an integrated oven, an electric hob, an inset sink, space for an American style fridge-freezer, wood-effect flooring, a radiator, wall-mounted light fixtures, a built-in cupboard, recessed spotlights, an extractor fan and velux windows to the ceiling.

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 - Superfast - 80 Mbps (Highest available download speed)

20 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G 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 - Nottingham City Council - Band E

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:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £2,519.30

Ground Rent in the year marketing commenced (£PA): £492.48

Property Tenure is Leasehold. Term: 125 years from 1 January 2002 Term remaining 102 years.

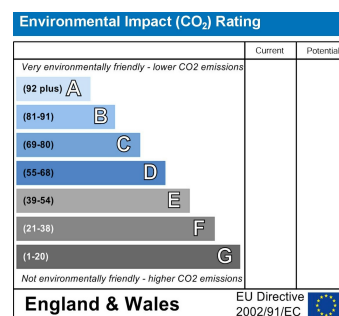
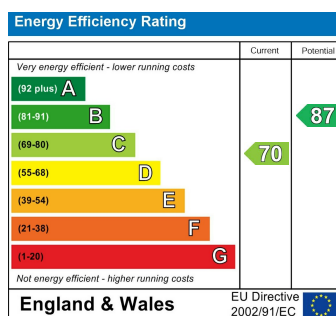
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

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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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TOTAL APPROX. FLOOR AREA 1103.3 SQ.FT

FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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