



12 Anderson Court, Top Valley

£70,000 - £80,000 Leasehold

Ground Floor Flat • Double Bedroom • Open Plan Living • Fitted Kitchen • Three-Piece Bathroom Suite • Ample Storage Space • Sold As Seen • Easy Bus Links Close By • No Upward Chain • Must Be Viewed



GUIDE PRICE: £70,000 – £80,000

INVESTMENT OPPORTUNITY...

Offered to the market with no upward chain, this one-bedroom ground-floor flat presents an excellent opportunity for first-time buyers, investors or anyone looking to create a home to their own taste. The property requires some modernisation while offering well-proportioned accommodation and plenty of practical storage space. The accommodation comprises an entrance hallway with access to several storage cupboards, a spacious lounge-diner featuring a fireplace and an open-plan connection to the fitted kitchen. There is also a good-sized double bedroom, a three-piece bathroom suite and a separate cloakroom. Outside, the property is surrounded by communal lawned areas with established trees and planting. Conveniently located in Top Valley, the property is within easy reach of local shops, amenities, schools and transport links into Nottingham city centre. Early viewing is recommended.

MUST BE VIEWED

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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 may not be 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.

ACCOMMODATION

Lounge / Diner

14' 5" x 11' 10" (4.39m x 3.60m)

The lounge has a UPVC double-glazed window to the front elevation, a feature fireplace, a TV point, and a single door providing access into the accommodation. Additionally, the lounge is open plan to the kitchen.

Kitchen

9' 8" x 9' 2" (2.95m x 2.79m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for various appliances, a wall-mounted boiler, partially tiled walls, a radiator, and a UPVC double-glazed window to the rear elevation.

Hall

13' 10" x 5' 8" (4.21m x 1.72m)

The hall has three in-built storage cupboards, an in-built cloak cupboard, a radiator, and a single composite door providing access to the garden.

Bedroom

10' 0" x 11' 2" (3.04m x 3.40m)

The bedroom has a UPVC double-glazed window to the front elevation and a radiator.

Bathroom

6' 6" x 5' 3" (1.99m x 1.60m)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a curtain rail, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation



Communal Garden

Outside, the property benefits from access to generous communal lawned gardens featuring a variety of mature trees, shrubs and established planting. The open green space extends around the building, with pathways providing access to the property and surrounding areas.

ADDITIONAL INFORMATION

Broadband Speed – Ultrafast Available – 5500 Mbps (download) 5500 Mbps (upload) | Phone Signal – Mostly Good 4G / 5G coverage | Electricity – Mains Supply | Water – Mains Supply | Heating – Gas Central Heating – Connected to Mains Supply | Sewage – Mains Supply | Flood Risk Area – Very low risk | Construction – TBC | Mining Area – The property is situated within a coal-mining reporting area. | Council Tax Band Rating – Nottingham City Council – Band A | Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

TENURE INFORMATION

Service Charge in the year marketing commenced (£PA): £TBC Ground Rent in the year marketing commenced (£PA): £TBC Property Tenure is Leasehold. Term: 125 years from 29th September 1988 – Term remaining 87 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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