

JOHNSONS & PARTNERS

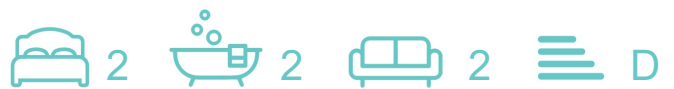
Estate and Letting Agency



4A SHAFTESBURY AVENUE,

BURTON JOYCE, NG14 5GL

£235,000



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For Sale with NO CHAIN | Ground Floor | Two Bedrooms + En-Suite | Beautiful Interiors Throughout | Spacious Accommodation | Allocated Parking Space | Close to Local Amenities | Viewings Advised |

Nestled in the picturesque locale of Shaftesbury Avenue, Burton Joyce, this stunning ground floor apartment beckons a wide array of prospective buyers seeking the perfect blend of comfort and convenience with the luxury of 'no upward chain'. Ideal for those desiring a seamless transition into their new home, this two double bedroom apartment offers an unrivalled opportunity to join a delightful community.

As you step into this generously sized residence, you are greeted by a communal entrance porch featuring a secure keypad door entry system. The internal space is tastefully laid out with a reception hallway leading to a light-filled living room and dining area. Here, dual aspect views and double doors invite you into a modern fitted kitchen, well-appointed with all the necessities for contemporary living.

The principal bedroom does not shy away from impressing with its own private en-suite, while the second double bedroom is equally spacious and welcoming. A large, separate guest bathroom, complete with both a bath and shower cubicle, caters to the needs of visitors and residents alike.

Double glazing and electric heating ensure the apartment is snug year-round, while outside, allocated parking spaces add to the conveniences this property offers. Within walking distance, the heart of Burton Joyce reveals a tapestry of shops, charming eateries, quaint village pubs, and alluring country and riverside walks.

We strongly recommend booking an internal viewing to truly appreciate what this exceptional apartment and its prime location have to offer. Your next chapter in Shaftesbury Avenue awaits.

Secure Communal Access

Entrance Hallway

Living Room and Dining Room

27'6" (max) x 17'9" (max) (8.4 (max) x 5.42 (max))

Kitchen

10'9" x 10'0" (3.30 x 3.06)

Bedroom One

17'8" (max) x 10'3" (max) (5.4 (max) x 3.14 (max))

En-Suite

Bedroom Two

13'11" x 8'7" (4.26 x 2.63)

Bathroom

8'8" x 6'8" (2.65 x 2.05)

Allocated Parking Space

Leasehold Information

Tenure - Leasehold

Lease Start Date - 06 Sep 2012

Lease End Date - 01 Jun 2131

Lease Term - 125 years from 1 June 2006

Lease Term Remaining - 105 years

Ground Rent is £250.00 per annum & Service Charge £455 per quarter. This includes Building Insurance and communal maintenance

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

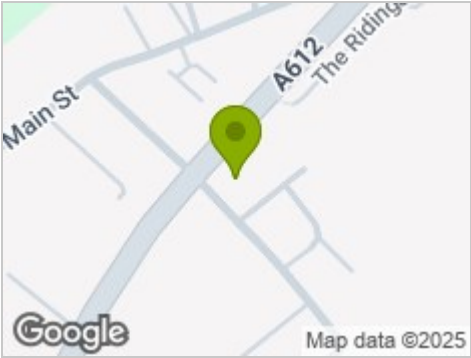
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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.



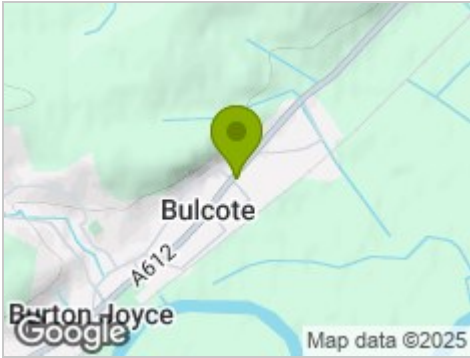
Road Map



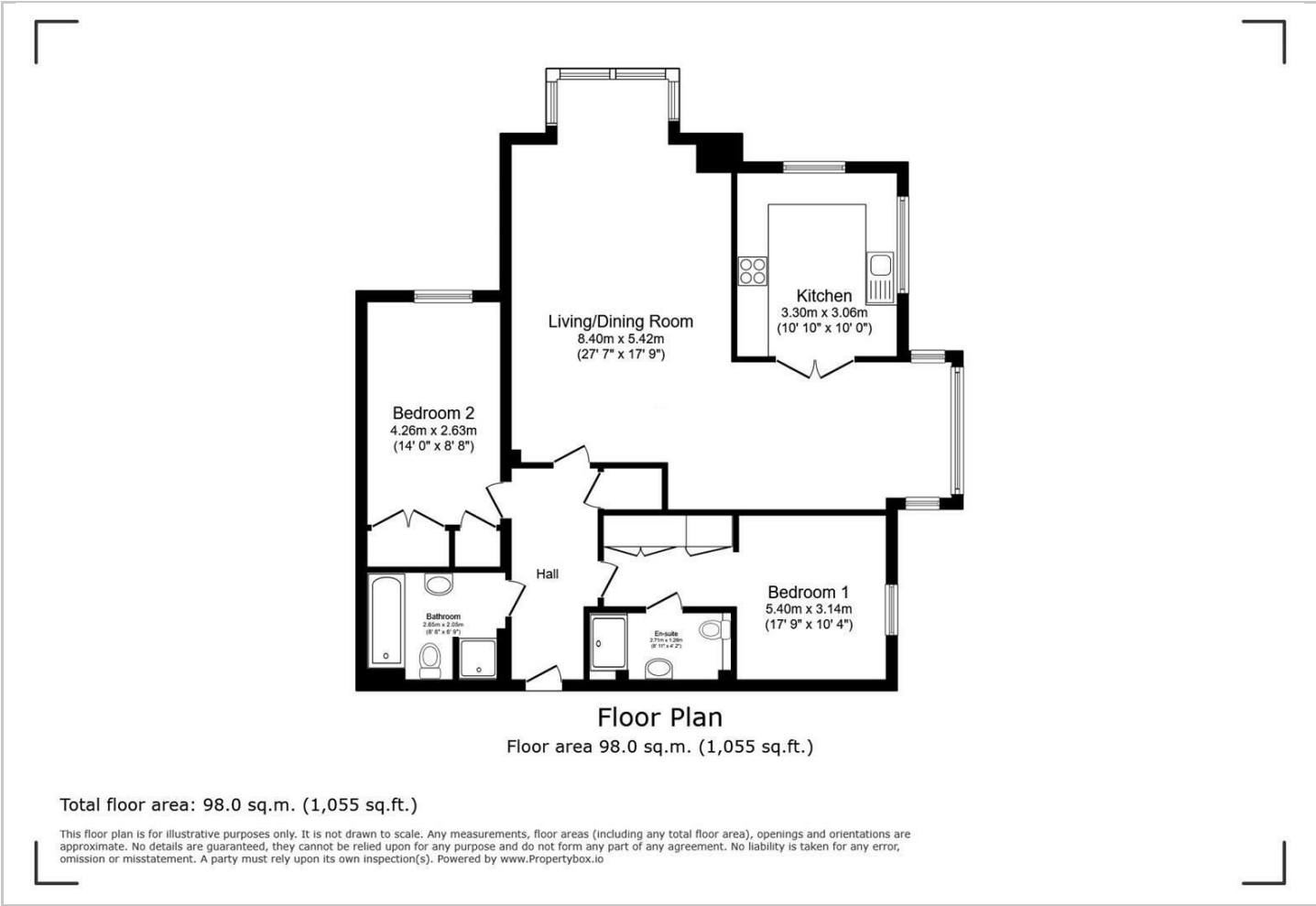
Hybrid Map



Terrain Map



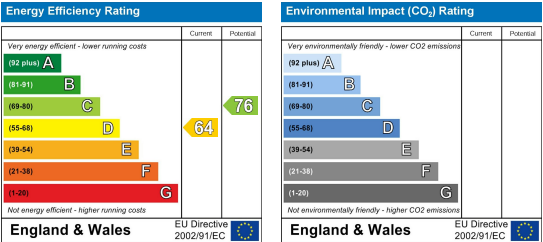
Floor Plan



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



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