

# JOHNSONS & PARTNERS

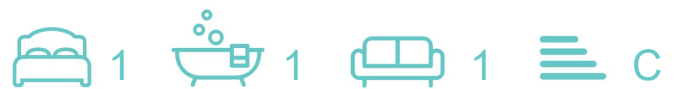
Estate and Letting Agency



## 50 QUEENS AVENUE, GEDLING

NOTTINGHAM, NG4 4EJ

£75,000



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For Sale with NO CHAIN | First Floor Flat | Spacious Living Room | Allocated Parking Space | Double Bedroom | Popular Location | Close to Local Amenities and Transport Links | Viewings Advised |

Nestled in the heart of Gedling, this delightful first floor flat on Queens Avenue, presents a superb opportunity for a variety of buyers, including investors and first-time purchasers. Offered with no upward chain, the property provides a stress-free transition for the next lucky owner.

Upon entry, you are welcomed into a bright and spacious living room—perfect for relaxing or entertaining guests. The modern, fitted kitchen offers ample workspace and storage, ideal for preparing meals with ease. The generous double bedroom features plenty of space for furnishings and a restful night's sleep, while the bathroom is tastefully presented and fitted with essential amenities.

To the rear, the property benefits from off-street parking—a true asset in such a popular locale. Its enviable location offers superb transport links, making commuting a breeze, whilst a wealth of local shops, eateries, and amenities are all within easy reach. The thriving community atmosphere and nearby green spaces further enhance the appeal for both owner-occupiers and tenants alike.

This property represents an exceptional opportunity for those seeking a comfortable home or a shrewd investment in a sought-after area. Properties of this calibre and location are rarely available and highly desirable. Viewing is essential to fully appreciate all that this lovely home has to offer.

Contact us today to arrange your visit and secure your chance to make Queens Avenue your new address.

## Secure Communal Entrance

### First Floor

#### Entrance Hallway

#### Living Room

19'3" x 9'2" (5.89 x 2.81)

#### Kitchen

11'1" x 6'4" (3.38 x 1.94)

#### Bedroom

13'5" x 9'1" (4.11 x 2.78)

#### Bathroom

6'3" x 5'6" (1.92 x 1.68)

#### Storage Cupboard

6'0" x 3'7" (1.83 x 1.10)

### Leasehold Information

Service Charge in the year marketing commenced: £426.36 (PA)

Ground Rent in the year marketing commenced: n/a

Property Tenure is Leasehold. Term : 999 years from 2 December 1988 Term remaining 963 years.

### 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 A

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

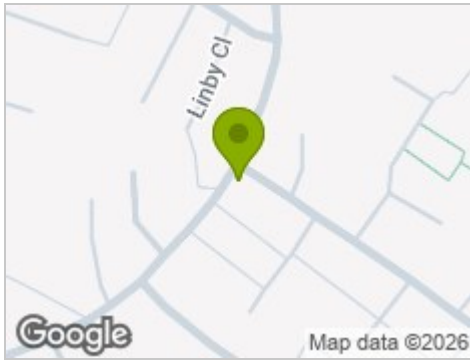
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



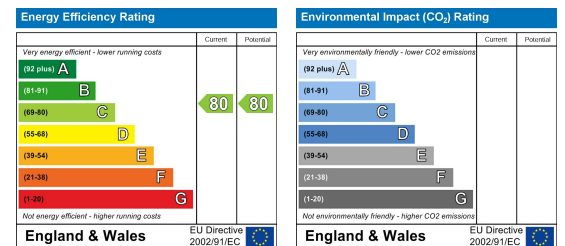
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.