

JOHNSONS & PARTNERS

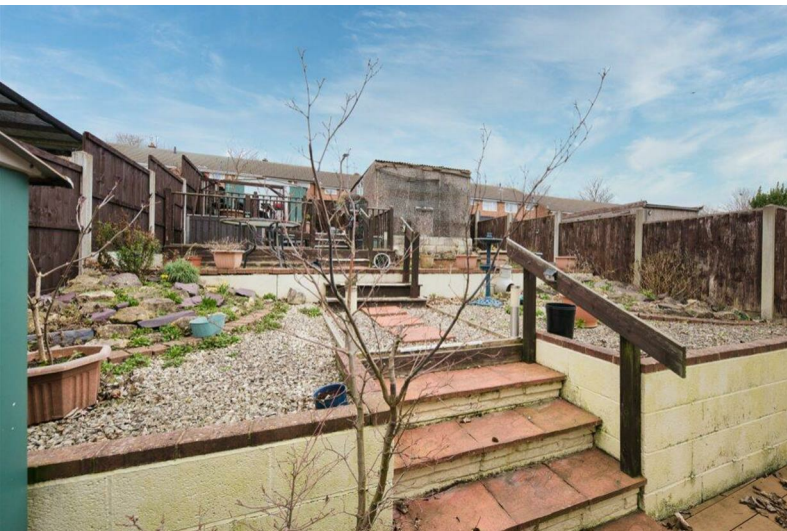
Estate and Letting Agency



14 BRADMAN GARDENS,

NOTTINGHAM, NG5 6QR

£49,500



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A great opportunity to get on to the housing market ladder, with this super home located within this extremely popular and established residential location; between the bustling centres of Arnold and Mapperley Top, both having a wide range of amenities for the whole family to enjoy including, a wide range of shops, schools for children of all ages, recreational facilities with gyms, leisure centres, parks and golf courses. There are also a great variety of pubs and restaurants to enjoy a good meal or relaxing drink. The property comes to the market offering 25% ownership with a rental for the other 75% currently set at £374.62. There will potentially be opportunities to increase ownership.

In brief, the accommodation comprises entrance porch, reception hallway, lounge, dining room and garden room as well as a kitchen which completes the ground floor. From the first floor landing there are three bedrooms and bathroom. To the outside, the property sits on a tree lined pedestrian avenue with parking bays nearby as well as parking and a garage at the rear of the property. The rear garden is low maintenance and has a good sized, lean to store. Gated pedestrian access leads out to the rear and garage.

The property comes to the market with 'no upward chain' which can simplify the whole buying process. For more details and to book your personal viewing appointment contact us now.

Porch

5'9 x 5' (1.75m x 1.52m)

Reception Hallway

6'8 x 3'2 (2.03m x 0.97m)

Lounge

13'6 x 12'7 (4.11m x 3.84m)

Dining Room

10'4 x 8'2 (3.15m x 2.49m)

Garden Room

9'5 x 8'9 (2.87m x 2.67m)

Kitchen

10'11 x 7'3 (3.33m x 2.21m)

First Floor Landing

Bedroom One

13'5 x 8'10 (4.09m x 2.69m)

Bedroom Two

9'3 x 9'1 (2.82m x 2.77m)

Bedroom Three

10'5 x 6'9 (3.18m x 2.06m)

Bathroom

6'2 x 6'1 (1.88m x 1.85m)

Outside

Low Maintenance Frontage

Rear Garden

Lean To Store

19'2 x 4'3 (5.85m x 1.30m)

Garage At Rear

Shared Ownership

Please note that a lease renewal/change is required on this property, payable by the prospective purchaser of £2500.00 + VAT (£3000.00 Total). Please ask the office for further details.

25% Ownership with £374.62pcm rent payable on the remaining 75% share owned by EMH Group. Lease 99 years starting 1993. From April 1st 2025 there will be a service charge of £8.33 per month.

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band B

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.

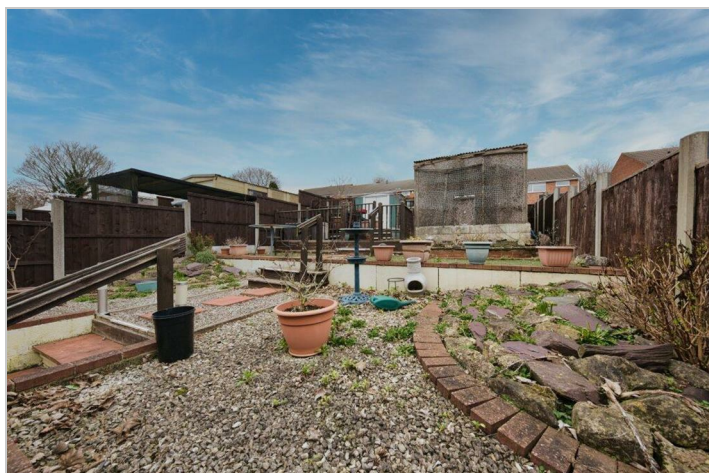
The vendor has advised the following:

Property Tenure is Leasehold

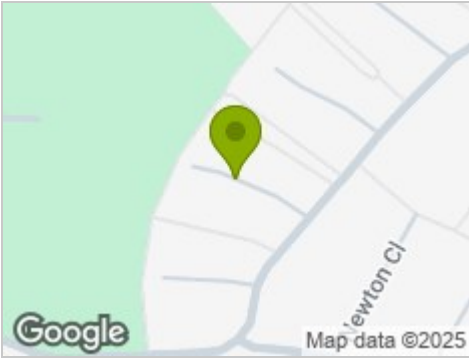
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



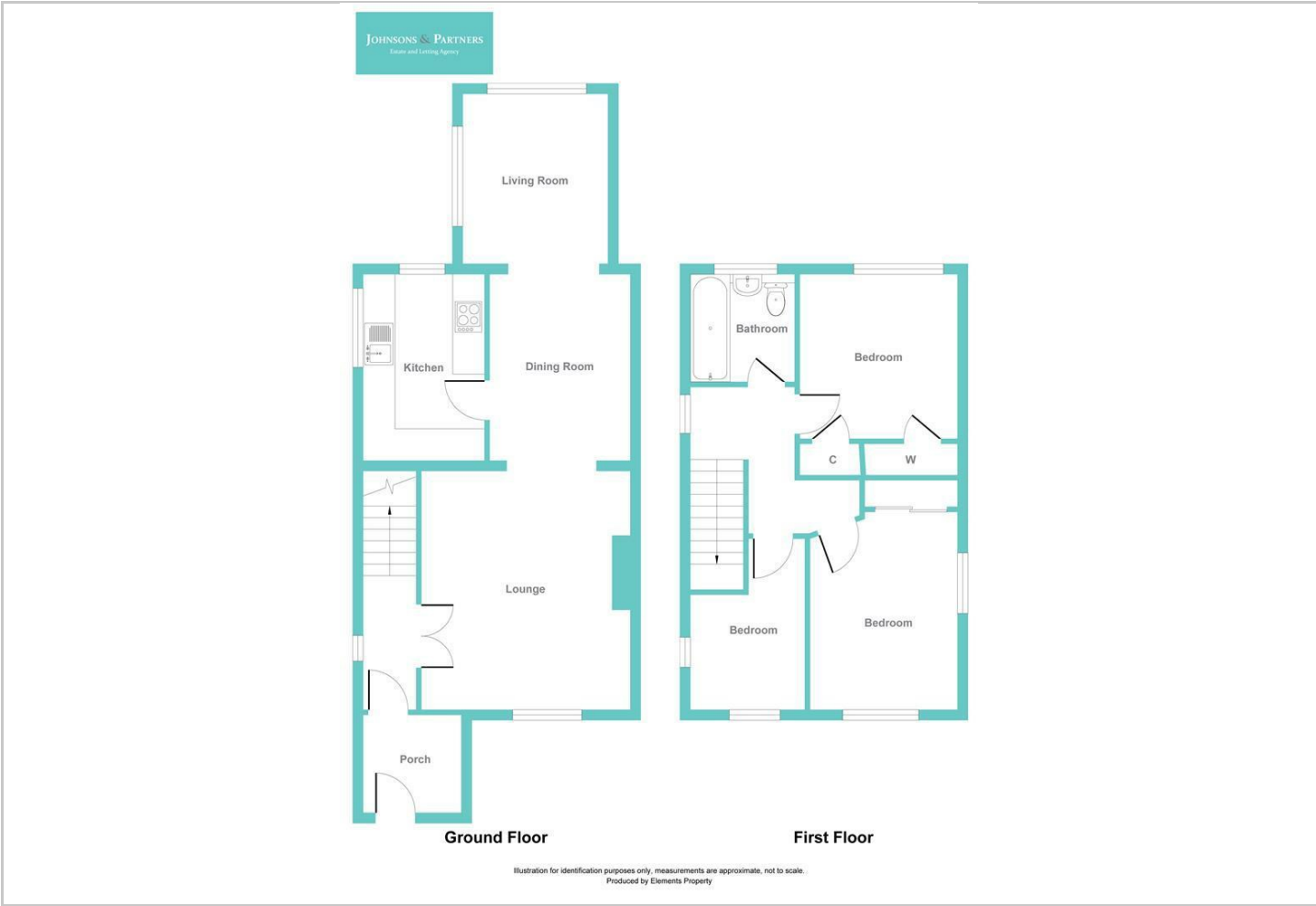
Hybrid Map



Terrain Map



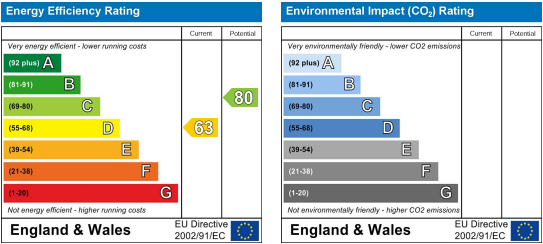
Floor Plan



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.