

JOHNSONS & PARTNERS

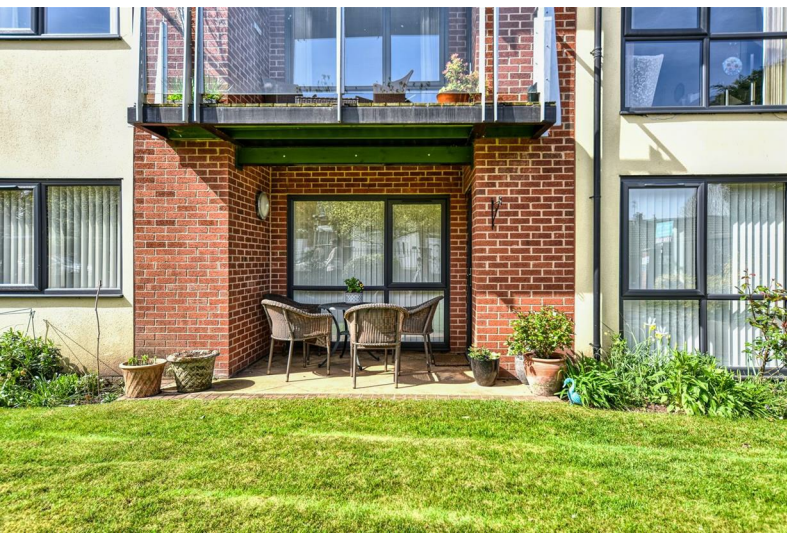
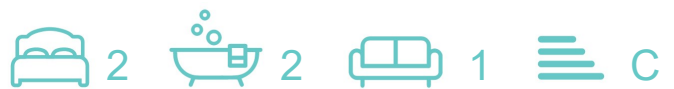
Estate and Letting Agency



3 ROSLYN COURT WILLOW WONG, BURTON JOYCE

NOTTINGHAM, NG14 5FZ

£315,000



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For Sale with NO CHAIN | Two Bedroom Ground Floor Apartment | En-Suite Shower Room | Private Patio Overlooking the Communal Gardens | Well Presented Throughout | Close to Local Amenities |

An exceptional opportunity to acquire a spacious and beautifully presented two-bedroomed ground floor apartment, ideally situated in the highly sought-after village of Burton Joyce. With the added advantage of no upward chain, this property is perfect for those seeking a swift and uncomplicated move.

Benefitting from secured communal access, this inviting apartment comprises a welcoming entrance hall leading to a generous lounge and dining area - ideal for both relaxing and entertaining. The spacious fitted kitchen provides ample storage and workspace for all your culinary needs.

Both bedrooms are comfortable doubles, each with fitted wardrobes, while the principal bedroom boasts its own en-suite shower room. An additional well-appointed bathroom serves guests and the second bedroom, ensuring comfort and convenience throughout.

One of the apartment's standout features is its private patio area, overlooking the meticulously maintained communal garden - a perfect spot for morning coffee or al fresco dining. The property further benefits from a single garage within a secure block and an allocated parking space.

Located just moments from Burton Joyce's excellent array of local shops, cafes and transport links, Roslyn Court offers the perfect blend of village tranquillity and accessibility.

Early viewings are highly recommended to fully appreciate all this superb ground floor apartment has to offer. Whether you're downsizing, seeking single-level living, or simply looking for a home in one of Nottingham's most desirable locations, this is not to be missed.

Secure Communal Entrance

Entrance Hallway

Living Room

21'9" x 11'10" (6.65m x 3.61m)

Kitchen

11'8" x 8'5" (3.58m x 2.57m)

Bedroom One

20'11" x 9'8" (6.38m x 2.97m)

En-Suite

6'7" x 6'0" (2.03m x 1.85m)

Bedroom Two

12'7" x 9'8" (3.86m x 2.95m)

Bathroom

8'2" x 6'0" (2.51m x 1.83m)

Garage

Leasehold Information

Tenure - Leasehold

Lease Start Date - 12 May 2004

Lease End Date - 01 Jan 2128

Lease Term -125 years from 1 January 2003

Lease Term Remaining - 102 years

Annual Service Charge - £3813.98

The Freehold is owned by a Management Company of which each apartment owner has a share.

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 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



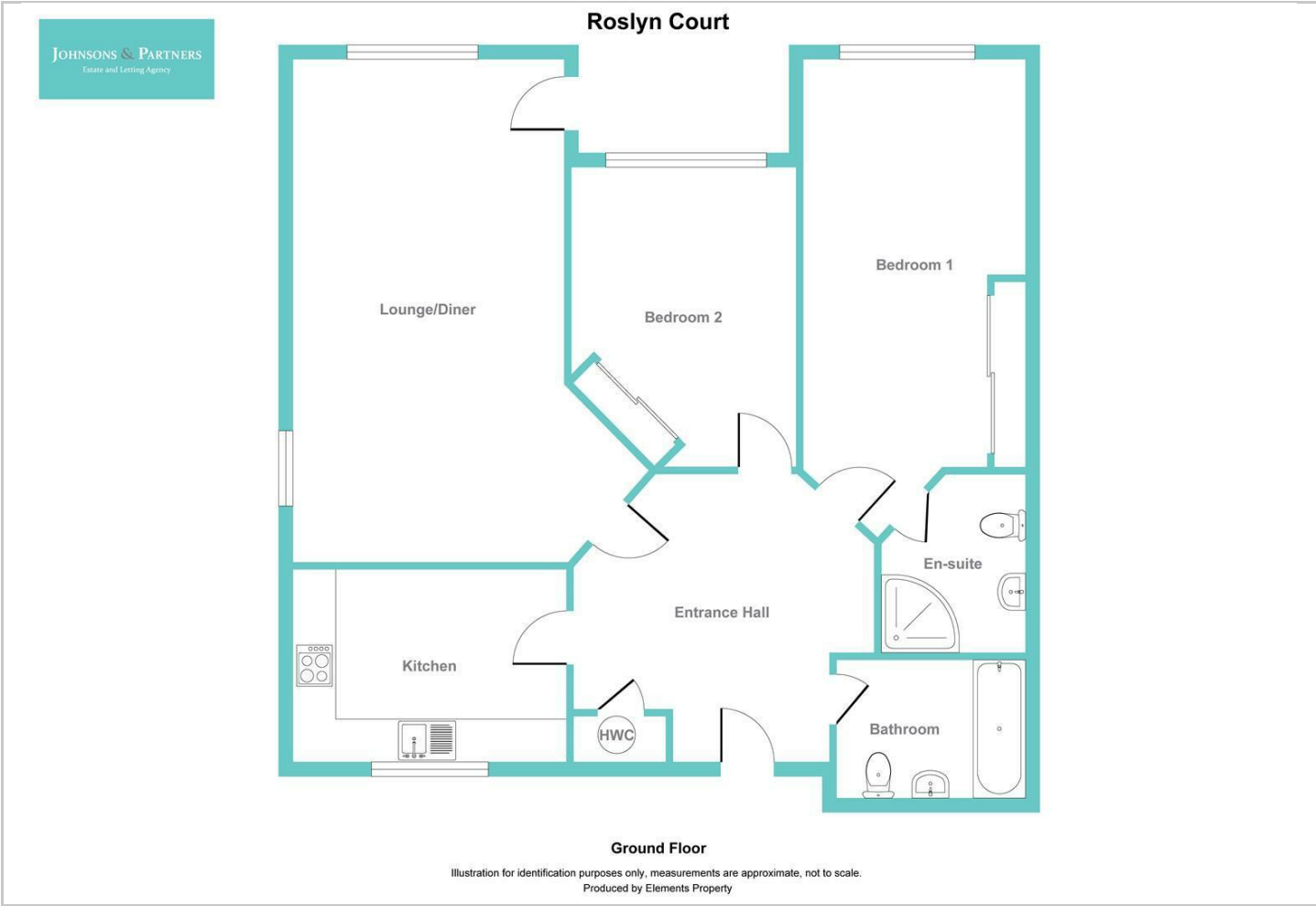
Hybrid Map



Terrain Map



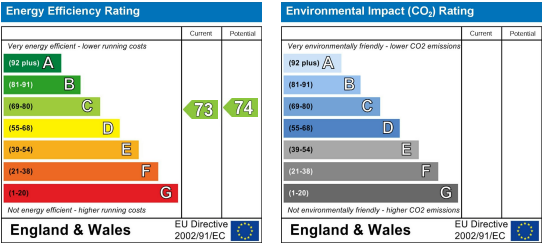
Floor Plan



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



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.