

JOHNSONS & PARTNERS

Estate and Letting Agency



46 ST. HELENS CRESCENT, BURTON JOYCE

NOTTINGHAM, NG14 5DW

OFFERS OVER £185,000



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Two Bedrooms | Ground Floor with Garden | Beautifully Presented Throughout | Modern Kitchen | Spacious Living Area | Garage | Close to Local Amenities | Close to Transport Links | Viewings Advised |

Nestled in the charming village of Burton Joyce, this beautifully presented ground-floor apartment at St. Helens Crescent offers an exceptional living experience for a wide variety of buyers. The apartment boasts stunning interiors throughout, providing an exquisite backdrop for modern living.

As you step inside, you'll be greeted by two generously sized bedrooms, each offering a tranquil retreat after a long day. The spacious living and dining area is a highlight of the property, creating the perfect space for entertaining guests or relaxing with family. Natural light floods the room, adding to the welcoming atmosphere.

The modern kitchen, featuring integrated appliances and a sleek design that makes meal preparation a joy. The contemporary shower room is equally impressive, offering a touch of luxury with its up-to-date fixtures and fittings.

One of the unique selling points of this apartment is its own garden, a rare find that allows you to enjoy the outdoors. Additionally, the property comes with a garage, providing secure parking and extra storage space.

Location is key, and this apartment is ideally situated close to local amenities, including shops, cafes, and transport links. For those who appreciate nature, the property is just minutes away from serene riverside walks, making it a perfect spot to unwind.

This apartment in a popular village setting is sure to attract attention, and viewings are highly recommended to appreciate the full charm and potential of the property. Don't miss the opportunity to make this exquisite apartment your new home.

Entrance Hallway

Living / Dining Room

16'10" x 9'8" (5.15 x 2.95)

Kitchen

8'3" x 7'11" (2.53 x 2.43)

Bedroom One

14'1" x 9'11" (4.30 x 3.03)

Bedroom Two

11'1" x 6'10" (3.39 x 2.10)

Shower Room

7'10" x 5'2" (2.40 x 1.60)

Garage

Garden

Leasehold Information

We have been advised of the following -

Tenure - Leasehold

Lease Start Date - 13 Apr 1966

Lease End Date - 14 Apr 2965

Lease Term - 999 years from 14 April 1966

Lease Term Remaining - 940 years

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

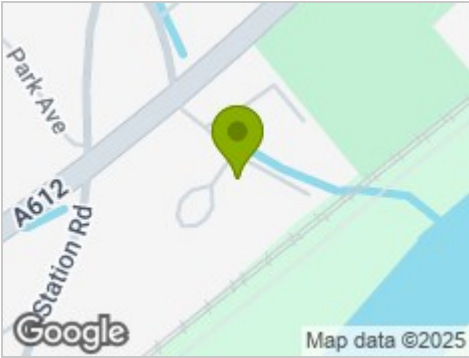
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



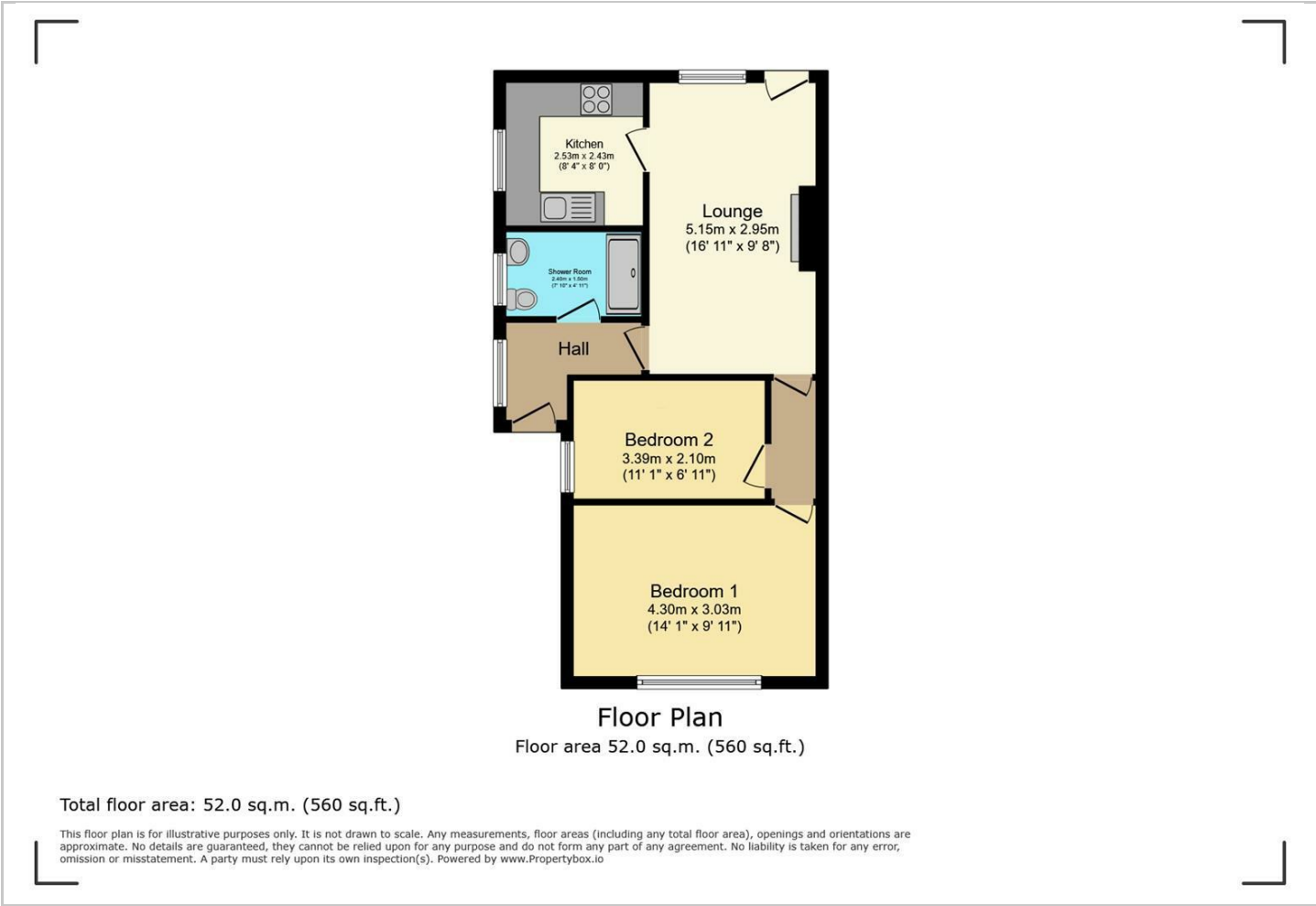
Hybrid Map



Terrain Map



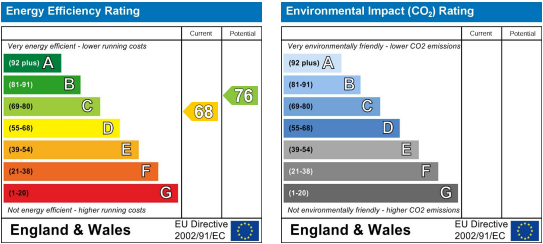
Floor Plan



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.