

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 73 BOURNE MEWS, NETHERFIELD

NOTTINGHAM, NG4 2GY

£70,000





# 73 BOURNE MEWS

NETHERFIELD, NOTTINGHAM, NG4 2GY

£70,000



One Bedroom | First Floor | Popular Location | Vacant | Close to Local Amenities | No Chain |

**PUBLIC NOTICE** – The vendor has been in receipt of an offer of £75,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

Nestled in the heart of Netherfield, Nottingham, 73 Bourne Mews presents a superb opportunity for first-time buyers and investors alike. This one-bedroom, first-floor flat offers a harmonious blend of comfort and convenience, making it an ideal stepping stone onto the property ladder or a valuable addition to an investment portfolio.

Upon entering the flat, you are welcomed into a good-sized living room, which exudes a warm and inviting atmosphere, perfect for relaxation and entertaining guests. The double bedroom promises a peaceful retreat with ample space for a restful night's sleep. The separate kitchen, well-appointed and practical, provides the perfect canvas for culinary adventures.

Parking concerns are alleviated with a dedicated car park space, ensuring you have ease of access to your vehicle at all times. Additionally, the development boasts communal spaces that encourage a sense of community and outdoor enjoyment amongst residents.

With a generous 102 years remaining on the lease, this property represents a hassle-free investment for the foreseeable future. The location is highly desirable, with local amenities just a stone's throw away, offering convenience at your doorstep. The surrounding area of Netherfield is well-connected, with transport links that make commuting a breeze.

Whether you're taking your first step into home ownership or looking to expand your property portfolio, 73 Bourne Mews is an opportunity not to be missed. It's not just a flat; it's a future home waiting to be cherished.

Communal Lobby

Entrance Hallway

Living Room

13'8" x 12'9" (4.17 x 3.91)

Kitchen

11'5" x 7'3" (3.48 x 2.21)

Bedroom

10'5" x 9'6" (3.18 x 2.92)

Bathroom

7'6" x 7'1" (2.29 x 2.18)

Leasehold Information

Leasehold Information -

125 years from 12 November 2002

Length of Lease remaining: 102 years

Ground Rent £10.00 per annum

Service Charge £410.76 per annum

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



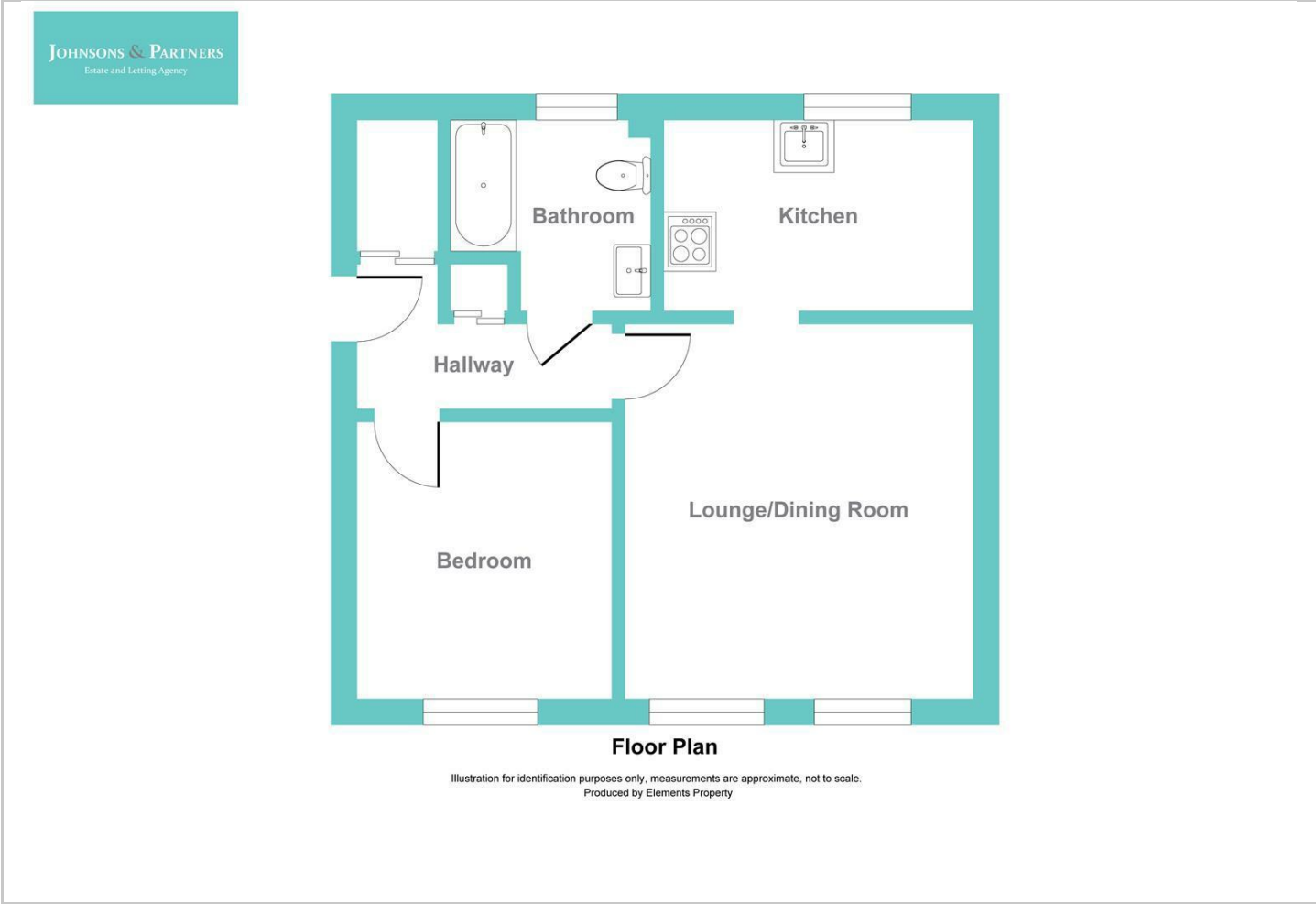
Hybrid Map



Terrain Map



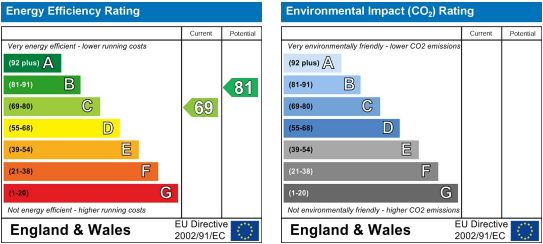
Floor Plan



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.