

JOHNSONS & PARTNERS

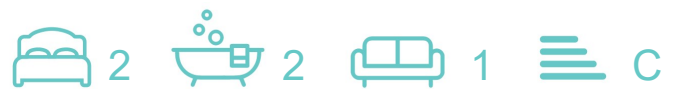
Estate and Letting Agency



25 PATON COURT, CALVERTON

NOTTINGHAM, NG14 6RL

£140,000



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Two Bedroom Apartment | Immaculately Presented | Open Plan Kitchen & Living | Allocated Parking | Bedroom with En-Suite | Close to Local Amenities and Transport Links | Viewings Highly Advised |

Step into the epitome of modern living with this immaculately presented two-bedroom apartment, nestled in the peaceful surrounds of Paton Court, Calverton. Ideal for first-time buyers or those seeking to downsize, this property offers an unparalleled blend of comfort and convenience.

Upon entry, you are greeted by a spacious open plan kitchen and living area, which promises to be the heart of the home. The modern kitchen, equipped with integrated appliances, is designed to cater to your culinary needs while allowing for seamless entertaining. The well-proportioned living space, bathed in natural light, is perfect for relaxing evenings or hosting guests.

The main bedroom is a sanctuary of serenity, complete with an en suite shower room, offering a touch of luxury and privacy. The second bedroom is equally well appointed, ensuring ample space for family or guests. The modern bathroom, with its sleek fixtures, complements the apartment's stylish aesthetics.

With an allocated parking space, this home caters to those with a vehicle, while also being conveniently located close to local amenities and transport links for easy commuting and access to the wider region.

This apartment sits in a sought-after location, known for its community feel and scenic charm. Viewing is highly recommended to fully appreciate the blend of modern living and prime positioning that this property offers. Don't miss the opportunity to make this exquisite apartment your new home.

Secure Communal Entrance

Entrance Hallway

Open Plan Kitchen, Living and Dining

12'5" x 21'7" (3.81m x 6.60m)

Bedroom One

12'2" x 8'7" (3.73m x 2.64m)

En-Suite

Bedroom Two

11'8" x 7'4" (3.56m x 2.24m)

Bathroom

Allocated Parking Space

Leasehold Information

Tenure - Leasehold

Lease Start Date - 08 Dec 2011

Lease End Date - 01 Jun 2135

Lease Term - 125 years from 1 June 2010

Lease Term Remaining - 109 years

Service Charges - TBC Please ask Agent

Ground Rent - TBC Please ask Agent

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 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.

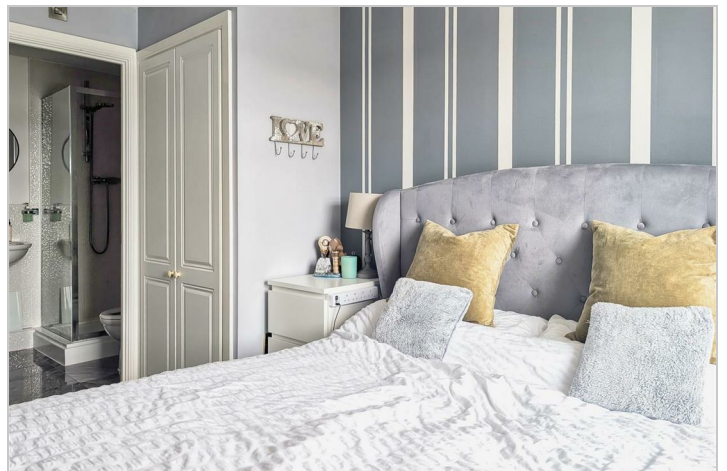
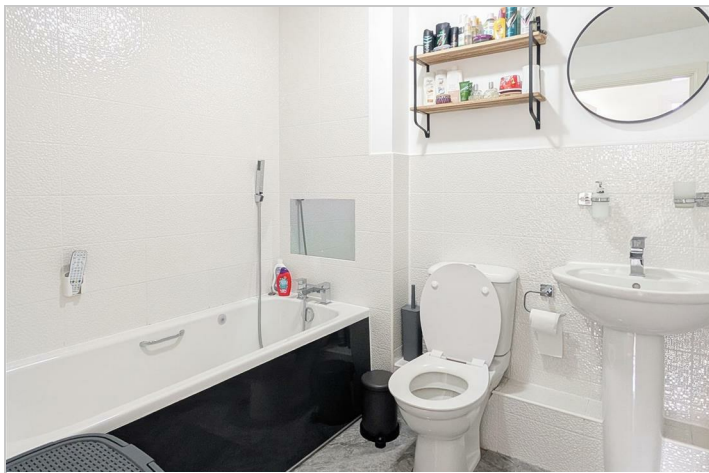
The vendor has advised the following:

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



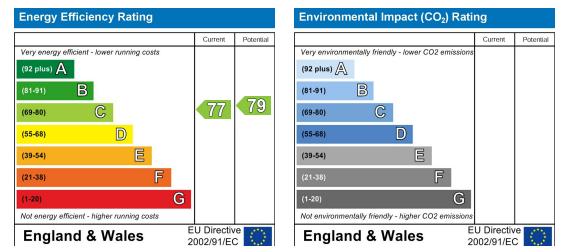
Floor Plan



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.