

# JOHNSONS & PARTNERS

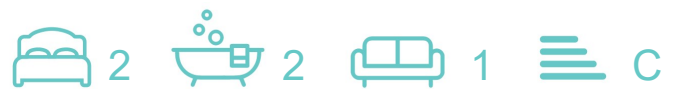
Estate and Letting Agency



## 32 SHAW GARDENS, GEDLING

NOTTINGHAM, NG4 2NY

GUIDE PRICE £125,000



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Guide Price £125,000 - £135,000 | Two Bedrooms | En-Suite | Popular Location | Modern Kitchen | Open Plan Living and Kitchen | Allocated Parking Space | Close to Local Amenities | Viewings Advised |

Immerse yourself in the sophistication of Shaw Gardens, a delightful second floor apartment nestled in the heart of Gedling, Nottingham, NG4 2NY. This contemporary abode is perfect for first-time buyers eager to embark on the journey of homeownership or those seeking to downsize to a more manageable yet equally stylish living space.

With two well-appointed bedrooms, the main room boasts the luxury of an en-suite, ensuring privacy and convenience for the occupants. The modern kitchen sparkles with contemporary fittings, ready to inspire your culinary adventures, while the open plan living area invites you to relax and entertain in a space flooded with natural light.

Residents will enjoy the benefits of secure building access, offering peace of mind and an extra layer of security. The apartment is not only well presented but also sits in a popular location known for its community spirit and proximity to local amenities – shops, eateries, and leisure facilities are all within easy reach, enriching your lifestyle.

The property includes the much-coveted advantage of allocated parking, ensuring that your vehicle is safely accommodated within the development. Whether you're jetting off to work or planning a weekend getaway, the convenience of your own parking space is invaluable.

This charming apartment must be viewed to fully appreciate its allure. It is an opportunity not to be missed for those seeking a harmonious blend of modern living and prime location. Contact us to discover how Shaw Gardens can be your new, idyllic home.

### Entrance Hallway

### Living Room

14'7" x 9'5" (4.45 x 2.88)

### Kitchen

9'10" x 6'4" (3 x 1.94)

### Bedroom One

8'8" x 8'11" (2.65 x 2.73)

### En-Suite

8'10" x 4'11" (2.70 x 1.50)

### Bedroom Two

6'8" x 7'10" (2.04 x 2.40)

### Bathroom

5'9" x 5'6" (1.76 x 1.70)

### Allocated Parking Space

### Leasehold Information

The vendors have made us aware that the lease term on the property is -

125 Years Commencing 19/10/2008

105 Years Remaining ending 01/09/2130

The property has an annual ground rent of £250

The property has an annual service charge of £2,500

### 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



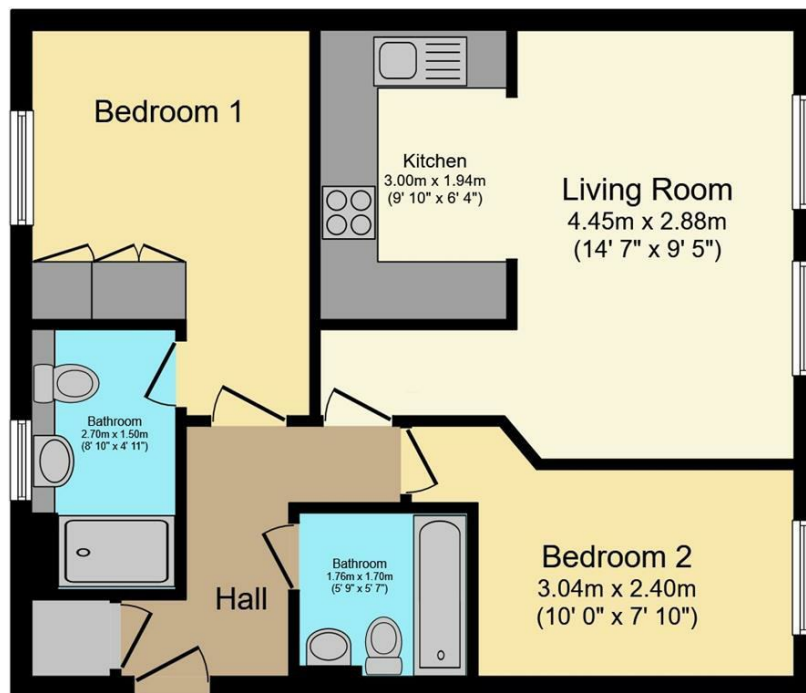
## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

Floor area 53.0 m<sup>2</sup> (570 sq.ft.)

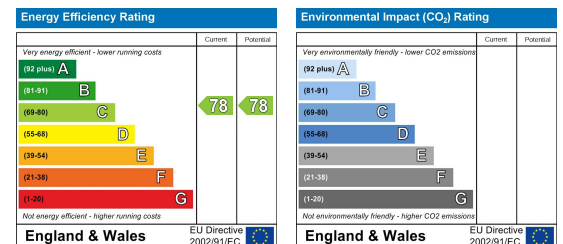
TOTAL: 53.0 m<sup>2</sup> (570 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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.