

JOHNSONS & PARTNERS

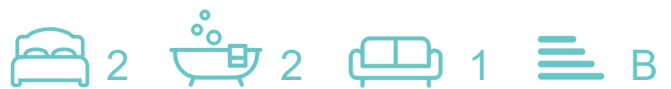
Estate and Letting Agency



5 ROSLYN COURT WILLOW WONG, BURTON JOYCE

NOTTINGHAM, NG14 5FZ

£330,000



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Two Bedroom First Floor Apartment | Communal Elevator and Secure Access | En-Suite | Balcony Overlooking the Communal Gardens | Well Presented Throughout | Close to Local Amenities |

Nestled within the serene enclave of Burton Joyce, Roslyn Court on Willow Wong stands as a testament to modern living, offering a well-presented first floor apartment that is perfect for a variety of buyers. This charming residence exudes a blend of comfort and convenience, making it an ideal suburban retreat.

Step into spacious accommodation that boasts a generously sized living and dining room complete with a delightful balcony. Here, you can sip your morning coffee whilst enjoying the tranquil views of the meticulously maintained communal gardens. The spacious kitchen, outfitted with integrated appliances, is a dream for those who love to cook and entertain.

Sleeping quarters comprise two well-proportioned double bedrooms, with the principle bedroom featuring its own ensuite, ensuring privacy and ease. The additional bathroom caters for guests and the second bedroom, encapsulating modern functionality within this delightful space.

Located a short walk from local amenities and transport links, this apartment ensures you are never far from what you need, be it a quick commute or a leisurely stroll to nearby shops.

Beyond the apartment, Roslyn Court provides residents with the added luxuries of communal gardens, allocated parking, and a single garage for that extra space or vehicle. The development, consisting of twelve apartments across three floors, offers the convenience of a lift/elevator system, facilitating effortless access to all levels.

Situated in a sought-after location, this property is more than just an apartment – it's a lifestyle choice for those who seek balance between peaceful living and modern convenience. Claim your piece of Burton Joyce tranquillity at Roslyn Court, where your new home awaits.

Secured Communal Access

Elevator or Stairs to the First Floor

Entrance Hallway

Living/Dining Room

25'6" x 15'3" (7.78 x 4.65)

Balcony

Kitchen

16'2" x 8'0" (4.95 x 2.45)

Bathroom

10'0" x 6'10" (3.06 x 2.09)

Bedroom One

15'10" x 9'6" (4.83 x 2.90)

En-Suite

6'6" x 5'2" (2 x 1.6)

Bedroom Two

13'0" x 10'1" (3.98 x 3.08)

Secure Parking and 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 - TBC

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

[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

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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.

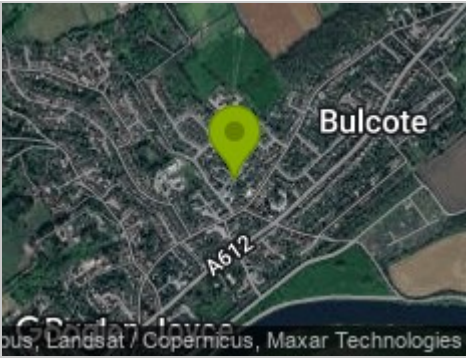
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



Hybrid Map



Terrain Map



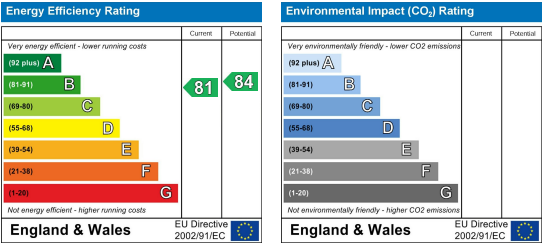
Floor Plan



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.