

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 21 ELMSDALE GARDENS, BURTON JOYCE

NOTTINGHAM, NG14 5BF

£210,000





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For Sale with No Chain | Two Bedrooms | Over 55's Development | New Carpets and Re-decorated Throughout | Popular Location | Close to Local Amenities | Lovely Rear Gardens | Parking Space |

We are pleased to offer For Sale this lovely bungalow which is situated in a corner position on the much sought after Elmsdale Gardens development, off Lambley Lane in Burton Joyce.

This cul de sac of properties, for the over 55s, is within easy reach of the village centre with its shops, transport links and both Doctors and Dentist surgeries,

With no upward chain, the property is vacant and ready to move into. In brief the property comprises an Entrance Hallway, Kitchen, Living / Dining Room, Conservatory, Two Bedrooms and a Wet Room / Shower Room.

The bungalow has a combination of both electric storage heaters and electric wall heaters and has uPVC double glazing throughout.

Outside, to the front there is residents & visitors parking, communal gardens and a knowledgeable management committee who work hard to maintain the area well for the residents. To the rear there is an enclosed garden which is a good size for this development, due to its corner position. The garden is low maintenance with plenty of space to sit / eat and scope to alter to a new owner's specifications.

All viewings will be strictly by appointment only.

### Entrance Hallway

### Living Room

9'10" x 11'4" (3 x 3.47)

### Kitchen

11'7" x 7'4" (3.55 x 2.25)

### Conservatory

8'0" x 13'0" (2.45 x 3.97)

### Bedroom One

11'8" x 10'5" (3.57 x 3.19)

### Bedroom Two

8'9" x 6'11" (2.67 x 2.11)

### Shower Room

5'6" x 6'10" (1.69 x 2.09)

### Leasehold Information

Shared Freehold - Maintenance/management charges are £320 per annum paid quarterly by direct debit. (Please note any client wishing to purchase must ensure these figures are correct before purchasing the property as we have not had written confirmation).

Lease Term - 120 Years

Years Remaining - 97

### 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

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



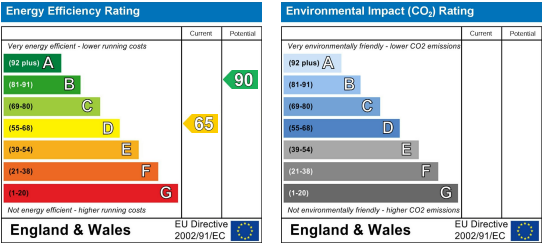
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.