

# HoldenCopley

PREPARE TO BE MOVED

Morley Street, Daybrook, Nottinghamshire NG5 6JL

---

Guide Price £120,000

Morley Street, Daybrook, Nottinghamshire NG5 6JL





GUIDE PRICE £120,000 - £130,000

NO UPWARD CHAIN...

This two bedroom ground floor apartment would make the perfect purchase for a range of buyers or a great alternative to a bungalow as it is well presented throughout whilst being sold to the market with no upward chain. The property is located in a highly sought after development within close proximity to Arnot Hill Park, local shops and amenities with excellent transport links into the City.

The accommodation comprises of an entrance hall, an open plan living space with a modern kitchen and two bedrooms serviced by a three-piece bathroom suite.

Outside there is electric gated access to a CCTV monitored car park with an allocated parking space, well maintained communal gardens and an on-site residents only gym.

MUST BE VIEWED





- Ground Floor Apartment
- Two Bedrooms
- Open Plan Living
- Modern Kitchen With Integrated Appliances
- Three-Piece Bathroom Suite
- Electric Gated & CCTV Monitored Parking
- On-Site Residents Only Gym
- Communal Grounds
- Leasehold
- Popular Location











## ACCOMMODATION

### Entrance Hall

9'10" x 11'5" (3.0 x 3.5)

The entrance hall has oak wood flooring, a wall mounted heater, a wall mounted colour video intercom, recessed spotlights, an in-built cupboard and a soft-close door providing access into the accommodation

### Living Room

12'5" x 21'7" (3.8 x 6.6)

The living room has a window, oak wood flooring, two wall mounted heaters, a TV point and open plan to the kitchen

### Kitchen

8'10" x 5'10" (2.7 x 1.8)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven with a gas hob, an integrated fridge freezer, an integrated dishwasher, oak wood flooring and open plan to the living area

### Master Bedroom

10'2" x 11'5" (3.1 x 3.5)

The main bedroom has a window, oak wood flooring, a wall mounted heater and a TV point

### Bedroom Two

7'6" x 11'5" (2.3 x 3.5)

The second bedroom has a window, carpeted flooring and a wall mounted heater

### Bathroom

6'2" x 9'10" (1.9 x 3.0)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a panelled bath with central taps, an overhead mains-fed shower and shower screen, a heated towel rail, partially tiled walls, vinyl flooring, an extractor fan and recessed spotlights

## OUTSIDE

Outside the property is electric gated access to a CCTV monitored allocated parking space and communal grounds

## TENURE

The vendor has advised us that this property is a leasehold. The information provided regarding ground rent and service charge has been confirmed by the vendor however before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

## DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and

employees I: 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 HoldenCopley 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. HoldenCopley 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Morley Street, Daybrook, Nottinghamshire NG5 6JL



Approx. Gross Internal Area of the B1:  
**630.87 Sq Ft - 58.61 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**630.87 Sq Ft - 58.61 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
© Holden Copley 2020

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**sales@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: 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 HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.