Holden Copley PREPARE TO BE MOVED

Morley Street, Daybrook, Nottinghamshire NG5 6JL

Guide Price £120,000

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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

 $9^{10} \times 11^{5} (3.0 \times 3.5)$

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} " × 21^{7} " (3.8 × 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

 $8^{\circ}10'' \times 5^{\circ}10'' (2.7 \times 1.8)$

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

 $10^{\circ}2" \times 11^{\circ}5" (3.1 \times 3.5)$

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

Bedroom Two

 $7^{\circ}6'' \times 11^{\circ}5'' (2.3 \times 3.5)$

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

Bathroom

 6^{2} " × 9^{10} " (1.9 × 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

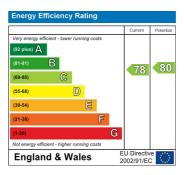
The vendor has advised us that this property is a leasehold. The information provided regarding ground rent and service charge has been confirmed by the vendor however before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been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

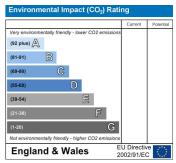
DISCLAIMER

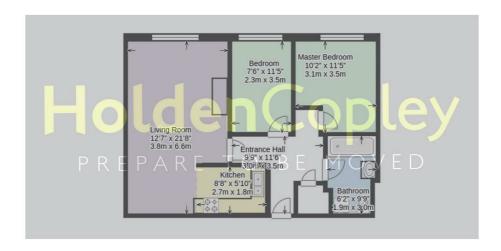
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.







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

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