

# HoldenCopley

PREPARE TO BE MOVED

Valley Court, Carlton, Nottinghamshire NG4 INW

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Guide Price £110,000-£120,000

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PERFECT FIRST TIME BUY..

This two bedroom flat would be the ideal purchase for first time buyers and investors alike! It is exceptionally well presented and boasts spacious accommodation. Situated in a popular location within easy reach of a variety of amenities such as eateries, shops and great local schools together with excellent transport links into the City Centre! Internally the property consists of an entrance hall with a secure door entry system, spacious living room with French doors leading to the balcony, a stylish fitted kitchen and two double bedrooms serviced by a three piece bathroom suite. Outside there is off street parking.

MUST BE VIEWED





- Two Bedroom Flat
- Spacious Kitchen/Diner
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Two Double Bedrooms
- Off Street Parking
- Popular Location
- Leasehold
- Secure Door Entry System
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

9'2" x 9'2" (2.8 x 2.8 )

The entrance hall has wooden laminate flooring, recessed lighting, a door entry intercom system and a wooden door that provides access to the accommodation

### Living Room

12'9" x 15'8" (3.9 x 4.8)

The living room has wooden laminate flooring, a radiator, recessed lighting and UPVC double glazed french doors leading to the balcony

### Kitchen

16'0" x 9'10" (4.9 x 3.0 )

The kitchen has wooden laminate flooring, a range of wall and base fitted units, an integrated cooker and four ring gas hob with an extractor hood, a stainless steel sink with a swan neck mixer tap and drainer, space for a dining table, a radiator, a wall mounted boiler, recessed lighting and a UPVC double glazed window to the side elevation

### Bedroom One

13'1" x 11'5" (4.0 x 3.5 )

The first bedroom has carpeted flooring, a radiator, recessed lighting and a UPVC double glazed window to the side elevation

### Bedroom Two

10'5" x 9'2" (3.2 x 2.8)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the side elevation

### Bathroom

8'6" x 5'10" (2.6 x 1.8)

The bathroom has tiled flooring, partially tiled walls, a dual flush low level WC, a vanity unit with a fitted wash basin, a fitted cupboard with mirror panelling, a fitted bath with a mains fed shower over and enclosure and a chrome towel rail

### Balcony

The balcony has artificial grass and fence panelling with space for a table and chairs

## OUTSIDE

The property has off street parking

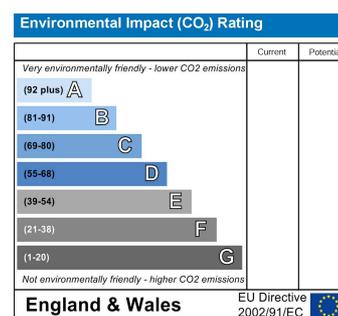
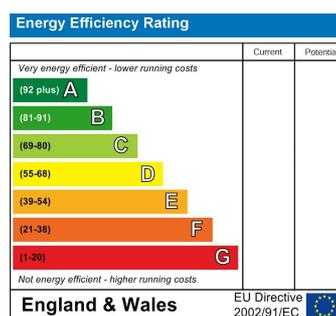
## DISCLAIMER

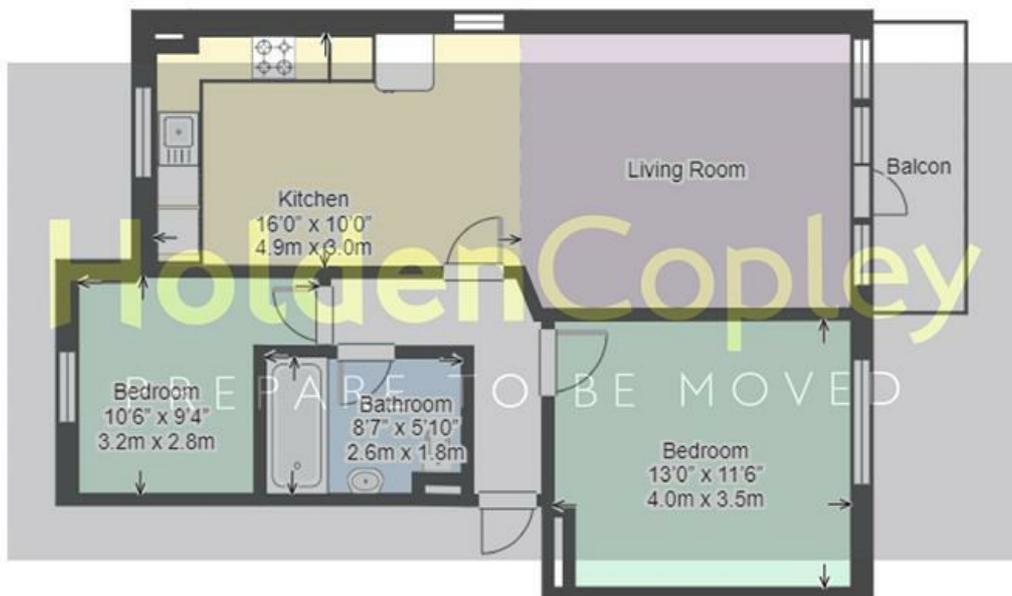
Tenure – The vendor has advised us that this property is a leasehold. The information provided regarding ground rent and service charge has been confirmed by the vendor however before entering into an agreement, it is the buyers

responsibility to confirm with their solicitor that satisfactory checks have been made.

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.





Approx. Gross Internal Area of the 1st floor:  
**698.15 Sq Ft - 64.86 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**698.15 Sq Ft - 64.86 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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