

HoldenCopley

PREPARE TO BE MOVED

Paton Court, Calverton, Nottinghamshire NG14 6RL

Guide Price £115,000

Paton Court, Calverton, Nottinghamshire NG14 6RL



GUIDE PRICE £115,000 - £120,000

CALLING ALL INVESTORS...

This two bedroom first floor apartment is coming to the market with a tenant already in situ making it ideal for any new or experienced landlords alike! The property currently achieves a rental yield of 6.4%. Situated close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being just a stones throw away from lovely green spaces and Calverton Leisure Centre. Internally, the accommodation consists of an entrance hall, a spacious lounge diner that is open plan to the kitchen and two double bedrooms serviced by an en-suite to the master and a three piece bathroom suite. Outside the property benefits from off road parking, communal gardens and secure access into the building.

MUST BE VIEWED





- First Floor Flat
- Two Bedrooms
- Bathroom & En-Suite
- Lounge Diner
- Modern Kitchen
- Secure Access
- Off Road Parking
- Popular Location
- Leasehold
- Must Be Viewed





ACCOMMODATION

Hallway

7'2" × 9'2" (2.2 × 2.8)

The hallway has carpeted flooring, a two in-built cupboards, a radiator, a wall mounted intercom phone system and provides access into the accommodation

Kitchen

10'9" × 7'2" (3.3 × 2.2)

The kitchen has vinyl flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink with a drainer and mixer taps, an integrated oven with a gas hob and an extractor hood, an integrated fridge freezer, recessed spotlights, a UPVC double glazed window to the side elevation and is open plan to the lounge diner

Lounge Diner

15'1" × 15'1" (4.6 × 4.6)

The lounge diner has carpeted flooring, a TV point, space for a dining table, a radiator, a UPVC double glazed window to the side elevation and UPVC double glazed French doors out to a Juliet balcony

Bedroom One

10'9" × 14'9" (3.3 × 4.5)

The main bedroom has carpeted flooring, a radiator, a TV point, an in-built wardrobe, a UPVC double glazed window to the front elevation and provides access into the en-suite

En-Suite

5'6" × 4'11" (1.7 × 1.5)

The en-suite has vinyl flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and glass shower screens, partially tiled walls, a heated towel rail, recessed spotlights and an extractor fan

Bedroom Two

10'9" × 9'6" (3.3 × 2.9)

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

Bathroom

7'10" × 6'10" (2.4 × 2.1)

The bathroom has vinyl flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with chrome shower fixtures, partially tiled walls, a heated towel rail and an extractor fan

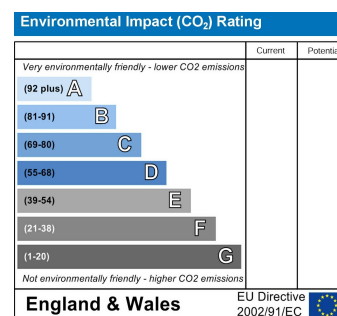
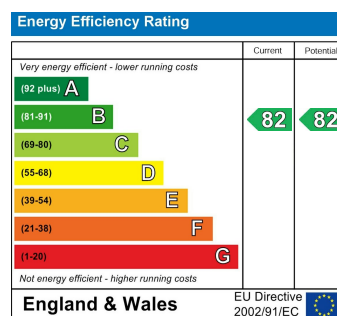
OUTSIDE

Outside the property benefits from communal gardens, allocated parking and secure access into the building

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.



Paton Court, Calverton, Nottinghamshire NG14 6RL

HoldenCopley
PREPARE TO BE MOVED



Approx. Gross Internal Area of the Ground floor:
725.92 Sq Ft - 67.44 Sq M

Approx. Gross Internal Area of the Entire Property:
725.92 Sq Ft - 67.44 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

info@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.