

HoldenCopley

PREPARE TO BE MOVED

Cross Street, Arnold, Nottinghamshire NG5 7BL

Guide Price £140,000

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GUIDE PRICE £140,000 - £150,000

LOCATION, LOCATION, LOCATION...

This spacious first-floor maisonette presents an ideal opportunity for those stepping onto the property ladder for the first time, as well as for investors seeking a well-located and low-maintenance asset. Set in a popular and convenient area, the property enjoys close proximity to a variety of local shops, schools, and essential amenities, while also benefiting from excellent transport links that make commuting and travel straightforward and stress-free. The home is accessed via its own private entrance, leading into a welcoming hallway with stairs rising to the main accommodation. Once upstairs, you're greeted by a bright and airy living and dining area, perfect for both relaxing and entertaining. The modern fitted kitchen is designed for practicality and style, offering ample cupboard space. There are two well-proportioned double bedrooms, both offering comfortable and versatile living spaces, and a contemporary three-piece bathroom suite that has been thoughtfully finished with modern fixtures and fittings. Outside, the property boasts a private, enclosed rear garden with a lawn and secure fencing, offering a peaceful retreat or an ideal space for outdoor dining and entertaining during the warmer months.

MUST BE VIEWED





- First Floor Masionette
- Two Double Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Three- Piece Bathroom Suite
- Rear Garden
- Leasehold
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, and a composite door providing access into the accommodation.

FIRST FLOOR

Hallway

8'9" x 6'6" (2.69 x 2.00)

The hallway has carpeted flooring, a radiator, an in-built cupboard, access to the loft with ladders, and access to the first floor accommodation.

Lounge/Diner

17'9" x 14'4" (5.43 x 4.38)

The lounge/diner has two double glazed windows to the front elevation, a radiator, a TV point, recessed spotlights, space for a dining table, and carpeted flooring.

Kitchen

9'7" x 9'4" (2.93 x 2.85)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, recessed spotlights, a radiator, an in-built cupboard, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

Master Bedroom

12'10" x 9'4" (3.92 x 2.85)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

12'11" x 10'10" (3.94 x 3.31)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, two in-built cupboards, and carpeted flooring.

Bathroom

6'9" x 6'3" (2.07 x 1.91)

The bathroom has a UPVC double glazed obscure window to the rear elevations, a concealed dual flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted wash basin and shower screen, a chrome heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

OUTSIDE

To the rear of the property is an enclosed garden with a lawn, and fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley 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

Service Charge in the year marketing commenced (EPA): £283.32

Ground Rent in the year marketing commenced (EPA): £10

Property Tenure is Leasehold. Term : 125 years from 8th October 1990

Term remaining 90 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

HoldenCopley 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, 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 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.

Third Party Referral Arrangements - HoldenCopley 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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