

# HoldenCopley

PREPARE TO BE MOVED

Haydn Road, Sherwood, Nottinghamshire NG5 2JU

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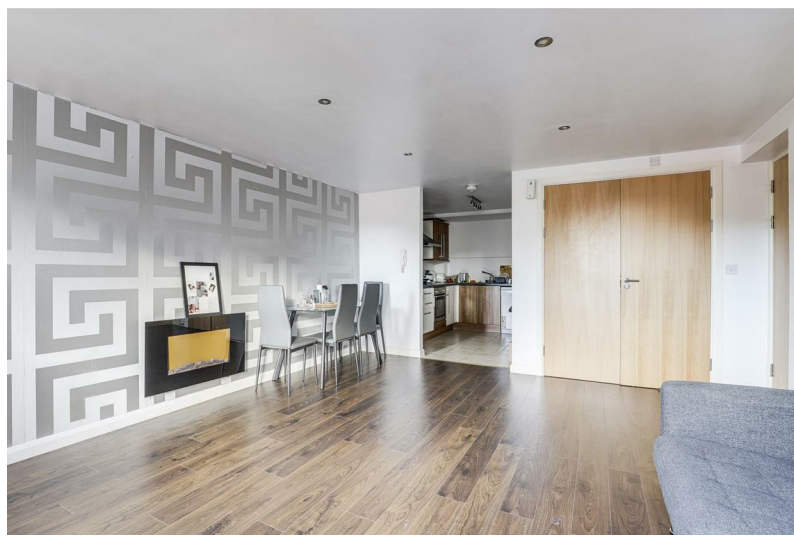
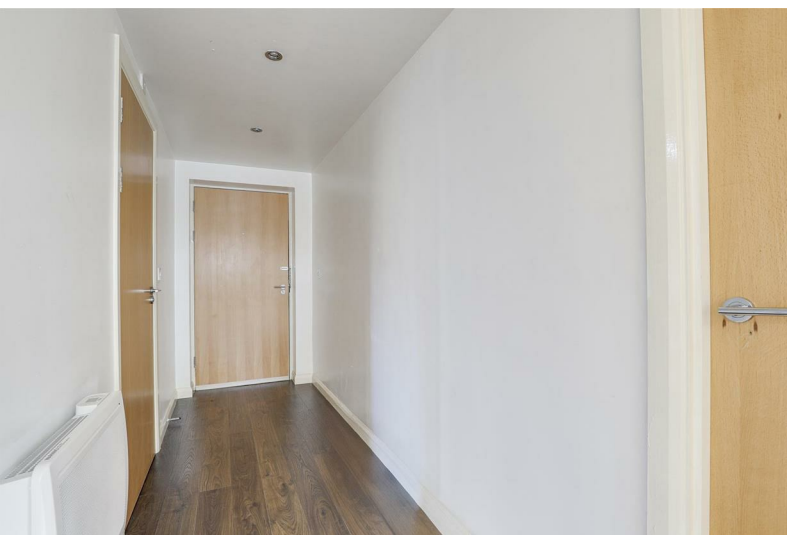
Guide Price £120,000

GUIDE PRICE £120,000 - £130,000

NO UPWARD CHAIN...

This ground floor apartment is perfectly positioned in one of the area's most sought-after locations, combining excellent transport links with a vibrant local lifestyle. Ideally suited to professional couples, first-time buyers, or investors, the property is just moments from a wide selection of shops, cafés, restaurants, and essential amenities, making it a home that truly offers convenience without compromising on comfort. Inside, the accommodation is thoughtfully arranged to maximise space and natural light. An entrance hall leads into a welcoming living room, which flows seamlessly into a modern fitted kitchen – a versatile space ideal for both everyday living and entertaining. The property features two generous double bedrooms, providing flexible sleeping or working space, alongside a contemporary three-piece bathroom suite. Externally, the apartment benefits from well-maintained communal areas, offering a sense of community, as well as the practical advantage of allocated parking. This home represents a rare opportunity to secure a stylish, low-maintenance property in a location that perfectly balances convenience, lifestyle, and long-term value.

MUST BE VIEWED





- Ground Floor Apartment
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Allocated Parking Space
- Communal Areas
- Leasehold
- Excellent Transport Links
- Must Be Viewed

ACCOMMODATION

Entrance Hall

14'8" x 4'3" (4.48m x 1.30m)  
The entrance hall has wood-effect flooring, a wall-mounted heater, recessed spotlights, and a door providing access into the accommodation.

Living Room

15'9" x 13'7" (4.81m x 4.16m)  
The living room has two UPVC double glazed windows, two wall-mounted fires, an in-built double cupboard, wood-effect flooring, and access into the kitchen.

Kitchen

9'8" x 7'1" (2.97m x 2.16m)  
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 hood, space and plumbing for a dishwasher, tiled splashback, and tiled flooring.

Bedroom One

13'7" x 11'5" (4.15m x 3.50m)  
The first bedroom has three UPVC double glazed windows, a wall-mounted heater, and carpeted flooring.

Bedroom Two

14'8" x 9'0" (4.48m x 2.76m)  
The second bedroom has a UPVC double glazed window, a wall-mounted heater, and carpeted flooring.

Bathroom

7'6" x 6'2" (2.31m x 1.90m)  
The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, and a shower screen, recessed spotlights, an extractor fan, a shaver socket, partially tiled walls, and tiled flooring.

OUTSIDE

To the outside is a communal area, and allocated parking.

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 & 5G - Some coverage of 3G  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G  
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 (£PA): £1,572.48  
Ground Rent in the year marketing commenced (£PA): £217.98  
Property Tenure is Leasehold, Term : 150 years from 1 January 2007 Term remaining 132 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 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.

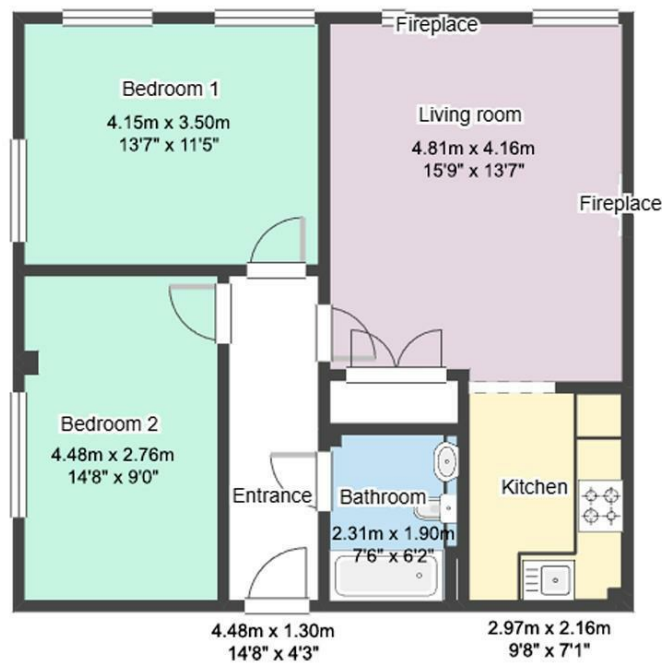
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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