

HoldenCopley

PREPARE TO BE MOVED

Valley Court, Ribblesdale Road, Daybrook, Nottinghamshire NG5

Guide Price £100,000

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GUIDE PRICE £100,000 - £110,000

VALLEY COURT – COMPLEX OF 54 RETIREMENT APARTMENTS FOR OVER 60's (PARTNER 55+)

This well presented second floor apartment offers the perfect balance of independent living with the reassurance of on-site support. A Development Manager is available Monday to Friday (9am – 5pm) and for added peace of mind an Apello pull cord system is accessible 24 hours everyday in both the apartment and the communal areas. Recent CCTV installation at key exterior points has enhanced security further.

Situated in a highly desirable location the property delivers convenient access to a range of local amenities including shops, churches, cafes, pubs, restaurants, GP practices and pharmacies. It has excellent transport links to Arnold, Sherwood, Mapperley and the City Centre.

Whilst individual privacy is respected, residents can experience and enjoy a strong sense of community and if they wish to do so join in with a full and varied social programme. Communal lounges and a kitchen are available for everyone to use. Additional facilities include shared laundry amenities and a guest room which can be booked for visiting family or friends. A private car park behind Valley Court is provided for residents and visitors.

The apartment itself features an entrance hall with storage cupboard, a spacious and light filled living/dining area, a fitted kitchen, a generous double bedroom and a three piece shower suite. It overlooks beautifully maintained gardens which come to life in Spring with vibrant daffodils lining the bank at the rear, along with newly planted colourful shrubs.

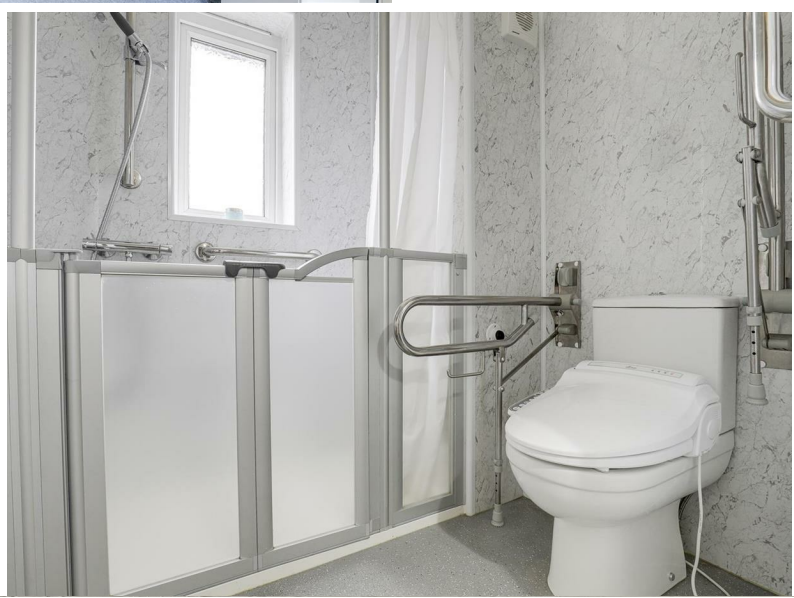
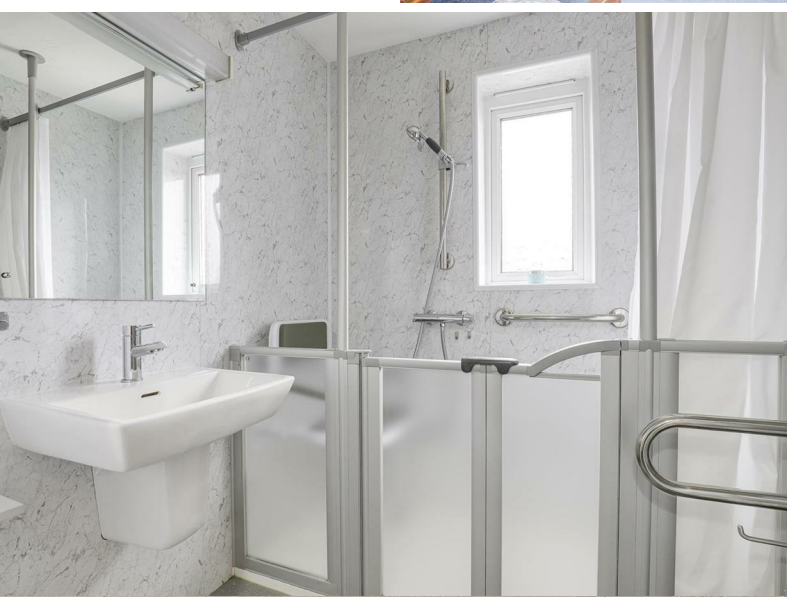
Offered to the market with no upward chain, this fantastic apartment is ready to move straight into – an excellent opportunity for those seeking a secure and independent life with the added bonus of a welcoming community.

NO UPWARD CHAIN - MUST BE VIEWED





- Second Floor Retirement Apartment
- Double Bedroom
- Spacious Living/Dining Room
- Fitted Kitchen
- Shower Room Suite
- Well-Tended Communal Gardens
- Private Car Park for Residents & Visitors
- Fantastic Social Activities Available
- On Site Development Manager, 24 hour Pull Cord System, CCTV
- Lift & Stair Access To All Floors





SOCIAL ACTIVITIES

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- Coffee mornings and afternoon tea
- Exercise class
- Cards & games
- Poetry evening
- Friday films
- Monthly fish & chip supper
- Summer barbecues
- External speakers
- Watch Wimbledon, World Cup, Coronation, Strictly together
- Special events - Easter, Valentines Day, Bonfire Night, Christmas

APARTMENT DETAILS

Entrance Hall

A single door leads into the hall which has carpeted floor, coving to the ceiling, access to the loft and leads to the rest of the apartment.

Cupboard

6'2" x 2'9" (1.89m x 0.84m)

Useful storage space with two fitted shelves, carpeted floor, fuse boxes and hot water cylinder.

Living/Dining Room

19'9" x 10'7" (6.02m x 3.25m)

This room has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, wall-light fixtures, and a wall-mounted electric storage heater.

Kitchen

7'5" x 6'11" (2.28m x 2.13m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven, an electric hob with an extractor fan, a freestanding under-counter fridge and a freezer, vinyl flooring, partially tiled walls, a wall-mounted electric fan heater, coving to the ceiling, and a UPVC double-glazed window.

Bedroom

15'5" x 9'1" (4.72m x 2.79m)

The bedroom has a UPVC double-glazed window, carpeted flooring, a brand new wall-mounted electric storage heater, wall-light fixtures, coving to the ceiling, and a fitted mirrored door wardrobe with a dress curtain.

Shower Room

6'7" x 5'4" (2.03m x 1.63m)

A future proofed room with low level access shower cubicle, a weight bearing shower riser rail, a grab rail and a fitted fold-up chair. Bidet WC with side rails. Wall hung sink with mirror and light above. Second grab rail near door. Polysafe vinyl floor and easy clean walls panels. Extractor fan and separate fan heater. UPVC double glazed window with privacy glass but delivers natural light.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Central Heating – Connected to Mains Supply
- The current supplier is EON Economy 10 which has three periods of cheaper energy – 00:00 to 05:00, 13:00 to 16:00 and 20:00 to 22:00
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – Residents must be 60+ years of age, however partners can be 55+
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

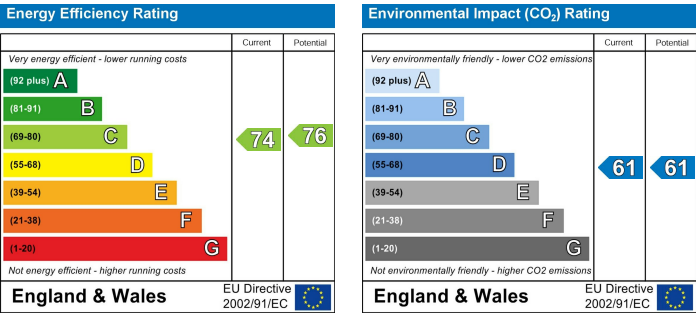
The vendor has advised the following:
Service Charge in the year marketing commenced (£PA): £2,969.60
Ground Rent in the year marketing commenced (£PA): £474.55
Property Tenure is Leasehold. Term: 125 years from 1st June 1996 - Term remaining 95 years.
The information regarding service charges and ground 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.

- The service charge contributes to the following:
- Door & Emergency Systems
 - Fire Systems Maintenance
 - 24/7 Apello Careline
 - Lift Maintenance & Repair
 - Gardening
 - Window Cleaning
 - Cleaner for all communal areas
 - Laundry Room – Repair, Maintenance or Replacement of machines
 - Electricity
 - Staff Employment & Rent
 - Buildings Insurance
 - Health & Safety and Risk Assessments a legal requirement
 - Redecoration Fund
 - Contingency Fund

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.

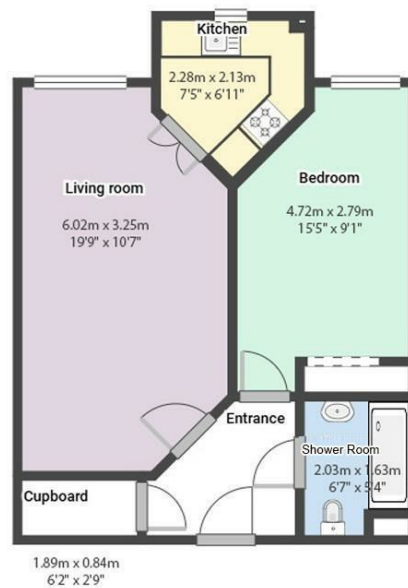
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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