

HoldenCopley

PREPARE TO BE MOVED

Belleville Drive, Bestwood Park, Nottinghamshire NG5 5PG

Guide Price £100,000 - £110,000

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NO UPWARD CHAIN...

This two bedroom first floor maisonette is a great option for a first time buyer or anyone looking for something move-in ready. The property has been well cared for, enjoying a recently modernised kitchen, a replaced boiler and neutral decor throughout, giving it a clean and comfortable feel from the moment you step inside. It's also being sold with no upward chain, which helps make the whole process that bit easier. Situated in a convenient location with good access to local amenities, bus links into the City, and plenty of green space on the doorstep including Bestwood Country Park just a short walk away – perfect for weekend strolls. Internally, there is a private entrance leading into the accommodation, where you'll find a useful cloakroom. The first floor is host to a spacious living room that opens out onto a balcony, a contemporary fitted kitchen and a modern bathroom. There are also two well-proportioned bedrooms, making the layout practical and comfortable. Outside, the communal gardens to the front and rear are well tended.

MUST BE VIEWED



- First Floor Maisonette
- Two Good-Sized Bedrooms
- Spacious Living Room With Balcony Area
- Newly Fitted Modern Kitchen
- Three-Piece Bathroom Suite
- Recently Replaced Boiler
- Boarded Loft For Additional Storage
- Well-Maintained Communal Gardens
- Close To Local Amenities
- Must Be Viewed

ACCOMMODATION

Entrance Hall

4'8" x 2'11" (1.43m x 0.91m)

The entrance hall has patterned flooring, an in-built cloakroom, carpeted stairs, and a single composite door providing private access into the accommodation.

Cloakroom

6'5" x 2'6" (1.98m x 0.78m)

This space has wall-mounted coat hooks.

FIRST FLOOR

Landing

10'4" x 3'4" (3.15m x 1.03m)

The landing has carpeted flooring, a fitted cupboard, a radiator, access to the boarded loft with lighting, and provides access to the first floor accommodation.

Kitchen

9'10" x 7'4" (max) (3.01m x 2.26m (max))

The kitchen has a range of fitted handleless gloss base and wall units with wood-effect worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and angled extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a radiator, herringbone-style flooring, recessed spotlights, and a UPVC double-glazed window.

Living Room

15'1" x 12'4" (4.60m x 3.76m)

The living room has wood-effect flooring, a dado rail, coving to the ceiling, a radiator, an in-built cupboard, a feature fireplace with a decorative surround, UPVC double-glazed windows, and a single door leading out onto a balcony area.

Bedroom One

12'4" x 11'9" (3.76m x 3.59m)

The first bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a radiator, and an in-built cupboard.

Bedroom Two

12'0" x 6'5" (max) (3.68m x 1.96m (max))

The second bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a radiator, and an in-built cupboard.

Bathroom

7'0" x 6'0" (max) (2.14m x 1.84m (max))

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a mains-fed shower, herringbone-style flooring, an in-built cupboard, a radiator, partially tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window.

OUTSIDE

To the front and rear of the property are well-maintained communal gardens and a brick-built outhouse.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media, CityFibre
Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
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
Other Material Issues – No
Any Legal Restrictions – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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): £27.29 per month = £327.48

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

Property Tenure is Leasehold. Term: 88 years from 10th October 2022 - Term remaining 85 years.

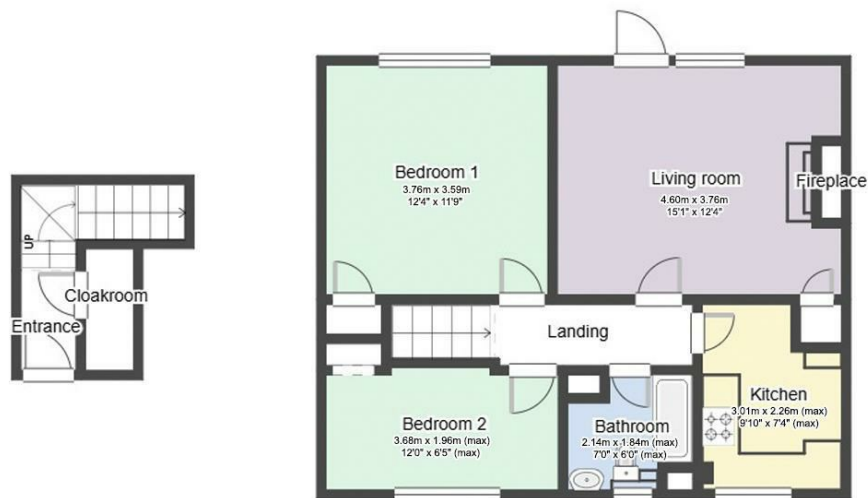
The information regarding service charges and ground rent have yet to be obtained from the vendor as they are currently waiting for new invoices to be issued. HoldenCopley have not yet checked the most recent statement for ground rent and service charge and but has obtained the lease length via the Land 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.

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This floorplan is for illustrative purposes only.

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