

HoldenCopley

PREPARE TO BE MOVED

Rolleston Drive, Arnold, Nottinghamshire NG5 7JL

£150,000

NO UPWARD CHAIN...

Introducing this two-bedroom second-floor maisonette is offered with no upward chain, and boasting a stylish interior throughout. Situated in a highly desirable location, this property enjoys close proximity to an array of local amenities, including shops, eateries, schools, and excellent commuting links, making it an ideal choice for a variety of buyers. Inside is a bright and airy open-plan reception room, seamlessly integrated with a modern kitchen, creating a versatile space for both relaxation and culinary pursuits. The contemporary design ensures a welcoming atmosphere. The property further benefits from two double bedrooms, while a three-piece bathroom suite provides convenience and comfort for residents. Externally, there is an allocated parking space offering off-road parking.

MUST BE VIEWED



- Second-Floor Maisonette
- Two Bedrooms
- Open-Plan Reception Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- No Upward Chain
- Close To Local Amenities
- Popular Location
- Must Be Viewed

ACCOMMODATION

Entrance
The entrance has carpeted flooring and a single UPVC door providing access into the accommodation.

Hallway
8'5" x 8'1" (2.58 x 2.47)
The hallway has carpeted flooring, a radiator and access to the loft.

Living Room
13'5" x 9'11" (4.09 x 3.04)
The living room has carpeted flooring, a radiator, open access to the kitchen and two UPVC double-glazed windows to the rear and side elevations.

Kitchen
10'3" x 7'5" (3.13 x 2.28)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and swan next mixer tap, an integrated oven, an integrated gas hob, an extractor fan, partially tiled walls, vinyl flooring and a UPVC double-glazed window to the side elevation.

Master Bedroom
13'0" x 9'7" (3.97 x 2.93)
The main bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes and two UPVC double-glazed windows to the front and side elevations.

Bedroom Two
9'0" x 8'3" (2.76 x 2.54)
The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom
8'0" x 5'10" (2.46 x 1.79)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, partially tiled walls, a radiator and an extractor fan.

OUTSIDE
Outside is an allocated parking space providing off-road parking.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed – Ultrafast broadband available with the highest download speed available at 1000Mbps - highest upload speed 220Mbps
Phone Signal – Phone Signal – Good coverage of Voice, 3G, 4G & 5G
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 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 by way of grant of new lease - this will be a new lease for a period of 999 years from the completion date.
Service Charge in the year marketing commenced (£PA): £350

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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