

# HoldenCopley

PREPARE TO BE MOVED

Ribblesdale Road, Nottingham, Nottinghamshire NG5 3GA

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£100,000



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## RETIREMENT APARTMENT FOR THE OVER 60s (PARTNER 55+)

### NO UPWARD CHAIN...

Conveniently nestled within close proximity to Arnold and Sherwood, just a short bus ride away, this ground-floor apartment is perfect for those seeking independent living. Equipped with an emergency pull-cord system throughout, it offers a secure retreat with easy access to local amenities. Positioned in a prime location with excellent transport links to Nottingham City Centre, this property combines convenience with connectivity. Tailored for retired individuals desiring a personalized living space, the apartment features an entrance hall leading seamlessly into a spacious lounge diner. The well-appointed kitchen ensures functionality, while two generously sized double bedrooms provide comfortable accommodation. A three-piece bathroom suite combines practicality with comfort. Security is prioritised with a secure entry system, and residents can enjoy additional communal amenities including a lift and a laundry room with various washing machines and tumble dryers, meticulously maintained communal gardens, a House Manager, and a communal lounge that regularly hosts a diverse range of social events such as annual barbecues and an array of activities. Allocated parking spaces for residents is at the rear of the building.

### MUST BE VIEWED







- Ground Floor Retirement Apartment
- Double Bedroom
- Spacious Living/Dining Room
- Fitted Kitchen
- Three Piece Bathroom 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











GROUND FLOOR ACCOMMODATION

Entrance Hall

7'7" x 7'0" (2.33m x 2.14m)

The entrance hall has carpeted flooring, a built-in cupboard, an assistance pull-cord, coving to the ceiling, and a single door leading into the accommodation.

Living Room

10'7" x 17'7" (3.24m x 5.38m)

The living room has carpeted flooring, a wall-mounted electric heater, a TV-point, coving to the ceiling, a UPVC double-glazed window, and a UPVC door leading out of the accommodation.

Kitchen

7'6" x 6'2" (2.29m x 1.89m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer, an integrated oven, an integrated hob and extractor fan, space for an undercounter fridge, space for a dishwasher, vinyl flooring, partially tiled walls, coving to the ceiling, an emergency pull cord, and a UPVC double-glazed window.

Bedroom

16'4" x 9'1" (4.99m x 2.77m)

The bedroom has carpeted flooring, a built-in wardrobe with mirrored doors, a wall-mounted electric heater, coving to the ceiling, and a UPVC double-glazed window.

Bathroom

5'3" x 6'7" (1.62m x 2.02m)

The bathroom has a low level flush W/C, a pedestal wash basin, a wall-mounted electric shower, vinyl flooring, tiled walls, a heated towel rail, an extractor fan, and an assistance pull cord.

Cupboard

2'11" x 6'2" (0.89m x 1.89m)

The cupboard has ample storage space and a boiler.

SERVICES

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

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 (EPA): £3276

Ground Rent in the year marketing commenced (EPA): £474

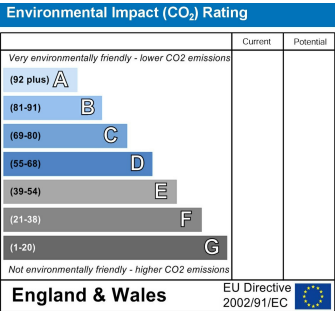
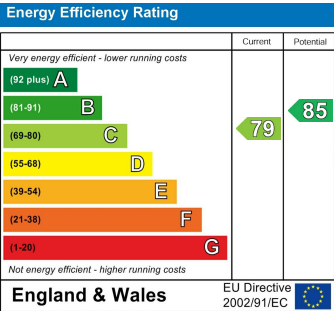
Property Tenure is Leasehold. Term: 125 years from 1st June 1996 - Term remaining 95 years.

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.

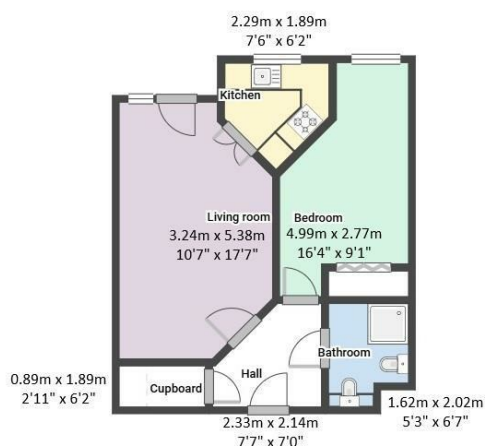
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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