

HoldenCopley

PREPARE TO BE MOVED

Calverton Road, Arnold, Nottinghamshire NG5 8GG

£125,000

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LOCATION, LOCATION, LOCATION...

Nestled in the sought-after area of Arnold, this beautifully presented two-bedroom ground-floor flat offers generous living space, making it ideal for those seeking stair-free living or a perfect starter home. The well-proportioned interior boasts a welcoming entrance hall, a spacious lounge/diner that provides a comfortable space for relaxation and entertaining, a fitted kitchen, and a modern shower room suite. Both double bedrooms are thoughtfully designed, and the accommodation benefits from plenty of storage solutions to keep the space clutter-free. Externally, the property benefits from off-road parking and a single garage situated at the rear of the block, adding convenience and security. Positioned close to an array of local amenities, transport links, and shops, this home combines practical living with a prime location.

MUST BE VIEWED





- Ground Floor Flat
- Two Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Shower Room Suite
- Ample Storage Space
- Off-Road Parking & Single Garage
- Popular Location
- Leasehold
- Must Be Viewed





ACCOMMODATION

Entrance Hall

15'7" x 5'1" (4.77 x 1.56)

The entrance hall has carpeted flooring, coving to the ceiling, a radiator, an in-built storage cupboard, and a wooden door with a stained-glass insert providing access into the accommodation.

Lounge-Diner

17'9" x 10'0" (5.43 x 3.06)

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

Kitchen

8'9" x 5'10" (2.69 x 1.78)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine, space for a fridge freezer, laminate flooring, tiled splashback, and a UPVC double-glazed window.

Master Bedroom

14'9" x 8'7" (4.51 x 2.62)

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

Bedroom Two

12'7" x 7'11" (3.84 x 2.43)

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

Shower Suite

6'0" x 5'9" (1.84 x 1.77)

This suite has a concealed dual flush WC combined with a vanity unit wash basin and fitted storage, a double walk-in shower enclosure with a twin rainfall shower, laminate flooring, fully tiled walls, a chrome heated towel rail, in-built cupboards, and an extractor fan.

OUTSIDE

Situated to the rear of the property is an off-street parking space and a single garage.

Garage

The garage has an up and over door.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G / some 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 - Low risk for surface water and very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Council - Band

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): £891.19

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

Property Tenure is Leasehold. Term: 125 years from 1 November 1991 - Term remaining 91 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	74	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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