

HoldenCopley

PREPARE TO BE MOVED

Pelham Road, Sherwood Rise, Nottinghamshire NG5 1AT

Guide Price £80,000 - £140,000

GUIDE PRICE £80,000 - £90,000

CASH BUYERS ONLY

LOCATION LOCATION LOCATION...

This two-bedroom lower ground floor flat presents a prime investment opportunity for both new and seasoned investors. Sold to the market with a tenant in situ, ensuring immediate rental income. Conveniently located just a stone's throw away from Nottingham City Centre, the property boasts easy access to various shops and excellent transport links. The flat features an entrance hall that leads to a fitted kitchen, a spacious living room, two generously sized double bedrooms and a three-piece bathroom suite. Additionally, the property includes an allocated parking space outside, ensuring convenient and secure parking for residents. This well-maintained property, with its strategic location and reliable rental income, is a solid addition to any investment portfolio.

MUST BE VIEWED



- Lower Ground Floor Flat
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Allocated Parking
- Tenant In Situ
- Great Investment Opportunity
- Leasehold
- Must Be Viewed

ACCOMMODATION

Entrance Hall
9'6" x 9'4" (2.92m x 2.86m)

The entrance hall has carpeted flooring, a wall-mounted intercom system and a single door providing access into the accommodation.

Kitchen
6'1" x 20'3" (1.86m x 6.18m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor fan, a stainless steel sink with a drainer and a mixer tap, space for a fridge-freezer, vinyl flooring and open access into the living room.

Living Room
11'3" x 12'7" (3.43m x 3.86m)

The living room has four UPVC double-glazed windows and carpeted flooring.

Master Bedroom
11'3" x 11'9" (3.43m x 3.60m)

The main bedroom has a UPVC double-glazed window and carpeted flooring.

Bedroom Two
11'2" x 11'2" (3.41m x 3.42m)

The second bedroom has a UPVC double-glazed window, a wall-mounted electric heater and carpeted flooring.

Bathroom
5'9" x 6'4" (1.76m x 1.94m)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure with an electric shower, partially tiled walls, vinyl flooring and a chrome heated towel rail.

OUTSIDE

To the outside of the property is an allocated parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Electric Heating - Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed - Superfast 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)
Phone Signal – All 3G, 4G & 5G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
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): £815
Ground Rent in the year marketing commenced (£PA): £125
Property Tenure is Leasehold. Term: 125 years from 01 January 2018 - Term remaining 119 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.



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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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