

# HoldenCopley

PREPARE TO BE MOVED

Edmonstone Crescent, Bestwood, Nottinghamshire NG5 5UW

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Guide Price £75,000 - £85,000

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### GREAT ALTERNATIVE TO A BUNGALOW...

This ground floor flat would be a great purchase for any first time buyer or as an alternative to a bungalow as is being sold to the market with no upward chain. This property is situated in a popular location, just a stone's throw away from the City Hospital, various local amenities and excellent transport links into the city centre. Internally, the accommodation comprises of an entrance hall with in-built storage, an open plan kitchen and living room, a double bedroom and a three piece bathroom suite. Outside is an allocated parking space.

MUST BE VIEWED





- Ground Floor Flat
- Double Bedroom
- Open Plan Living
- Modern Kitchen
- Three Piece Bathroom Suite
- In-Built Storage Space
- Allocated Parking Space
- No Upward Chain
- Leasehold
- Popular Location

ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, a radiator, two in-built cupboards, a wall mounted intercom phone and provides access into the accommodation

Living / Kitchen

16'9" x 6'7" (5.11 x 2.03)

The kitchen has a range of base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, an integrated oven with an electric hob and extractor fan, space for an under counter fridge, space and plumbing for a washing machine, tiled splash back and open plan with the living room that has carpeted flooring, a radiator, a TV point and two double glazed windows

Bedroom

9'7" x 12'2" (2.93 x 3.71)

The bedroom has a double glazed window, a radiator and carpeted flooring

Bathroom

8'7" x 6'5" (2.63 x 1.98)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with an overhead shower and glass panel shower screen, a radiator, partially tiled walls, an extractor fan and a double glazed obscure window

OUTSIDE

Outside is an allocated parking space for one vehicles

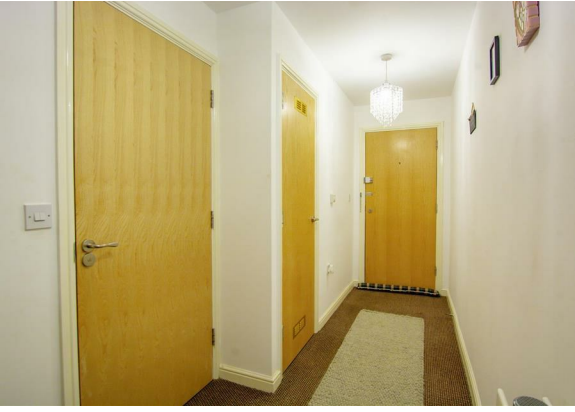
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.

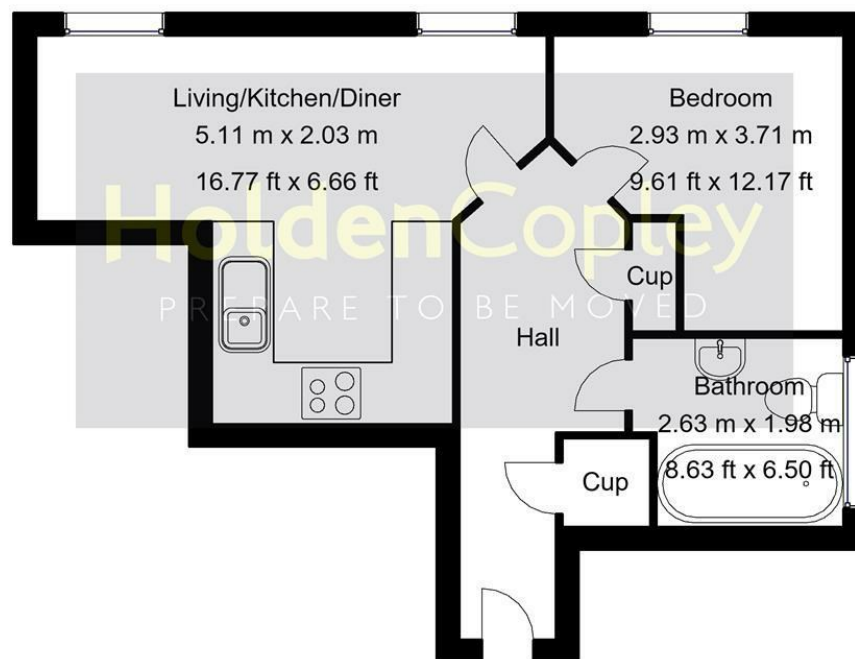
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



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Only Floor  
37 Sq.m/402.09 Sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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