

# HoldenCopley

PREPARE TO BE MOVED

The Cedars, Sherwood, Nottinghamshire NG5 3FP

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Guide Price £200,000 - £220,000

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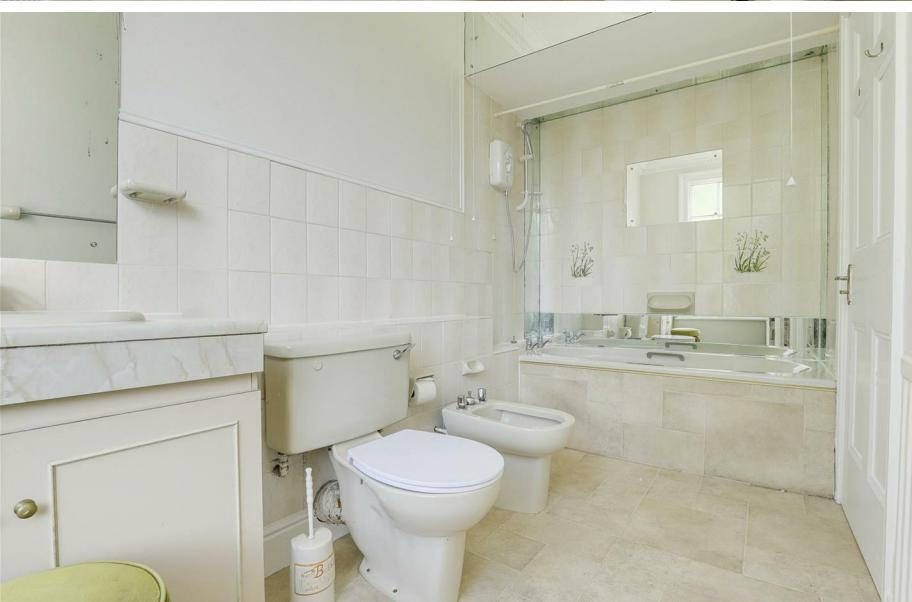


GUIDE PRICE £200,000 - £220,000

NO UPWARD CHAIN...

This charming two-bedroom first-floor apartment, nestled within a grade II listed building, boasts both historical allure and modern conveniences, and is offered with no upward chain. Located in a popular area, residents enjoy a wealth of local amenities, including shops, eateries, schools, and excellent commuting links. The apartment welcomes you with an inviting entrance hall leading to a spacious living and dining room, where a feature bay window bathes the space in natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen caters to all your culinary needs, offering ample space and functionality. Both double bedrooms are generously sized and each benefits from its own en-suite bathroom, ensuring privacy and comfort. Outside, residents have access to a beautifully maintained shared garden. Additionally, the property provides off-road parking for up to two cars, enhancing its convenience and appeal.





- Grade II Listed Building
- Second-Floor Apartment
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Two En-Suites
- Off-Road Parking
- No Upward Chain
- Popular Location
- Leasehold - Share Of Freehold





## ACCOMMODATION

### Entrance Hall

The entrance hall has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a single door providing access into the accommodation.

### Lounge Diner

20'2" max x 15'4" max (6.17m max x 4.69m max)

The lounge diner has carpeted flooring, a radiator, ceiling coving, a ceiling rose, a feature fireplace with a decorative surround, single-glazed sash window and a single-glazed bay sash windows.

### Kitchen

11'9" x 11'0" (3.59m x 3.36m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor fan. Space and plumbing for a washing machine & dishwasher, partially tiled walls, exposed wooden beams, wood-effect flooring and a single-glazed sash window.

### Master Bedroom

20'1" max x 16'7" max (6.13m max x 5.08m max)

The main bedroom has carpeted flooring, two radiators, ceiling coving, a ceiling rose, access to the en-suite, a single-glazed sash window and single-glazed bay sash windows.

### En-Suite

8'11" x 5'8" (2.73m x 1.73m)

The en-suite has a low level flush W/C, a wall mounted wash basin, a bath, a radiator, partially tiled walls, ceiling coving, vinyl flooring and a single-glazed obscure sash window.

### Bedroom Two

17'10" x 14'1" (5.46m x 4.30m)

The second bedroom has carpeted flooring, a radiator, ceiling coving, a ceiling rose, access to the en-suite and single-glazed bay sash windows.

### En-Suite

11'7" x 5'9" (3.55m x 1.77m)

The en-suite has a low level dual W/C, a vanity storage unit with a wash basin, a bidet, a bath with an electric shower fixture, a radiator, partially tiled walls, ceiling coving, an extractor fan, vinyl flooring and a single-glazed obscure sash window.

## OUTSIDE

Outside is access to off-road parking for upto two cars and access to shared gardens

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

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 – Grade II Listed Building

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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 - Share Of Freehold - The buyers will become shareholder of the management company, which can result in being a director if voted in by the other shareholders.

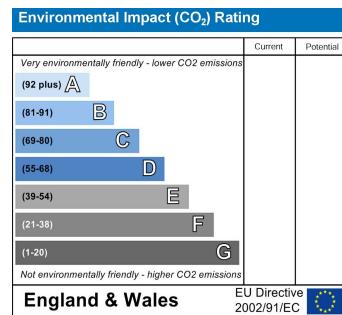
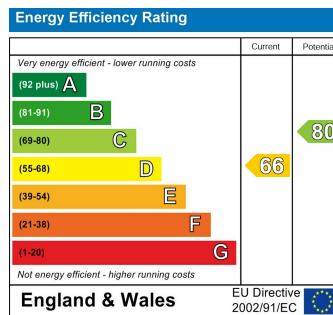
Property Tenure is Leasehold. Term : 999 years from 1 October 1984  
Term remaining 959 years.

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 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.

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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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