

HoldenCopley

PREPARE TO BE MOVED

Scotland Road, Basford, Nottinghamshire NG5 1GR

Guide Price £100,000 - £110,000

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FANTASTIC FIRST TIME BUYER HOME...

This two bedroom modern apartment will make a fantastic home for any first time buyer. The property is well presented throughout and is a credit to the current owner who has added a new kitchen, new flooring and much more making it ready for you to move straight in! Situated in a popular development, the property has excellent transport links and is based on the first floor. Internally there is an entrance hallway which provides access to all rooms including the kitchen, open plan with the lounge, two good sized bedrooms and a three piece bathroom suite. Outside there is a secure allocated parking space and a guest space.

POPULAR DEVELOPMENT



- Modern Apartment
- First Floor
- Two Double Bedrooms
- Open Plan Living Space
- Newly Fitted Kitchen
- Three Piece Bathroom Suite
- Secure Parking
- Well Presented
- Popular Location
- Leasehold

ACCOMMODATION

Entrance Hall

The entrance hall has wood effect flooring, a cloak cupboard, a radiator and provides access into the accommodation

Kitchen

16'0" x 8'2" (4.90 x 2.51)

The kitchen has a range of base and wall units with rolled edge work surfaces, a sink with mixer taps and drainer, an integrated oven with electric hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a radiator, wood effect laminate flooring, partially tiled walls and a UPVC double glazed window with made to measure blinds

Living Room

12'9" x 8'11" (3.89 x 2.73)

The living room has two UPVC double glazed windows with made to measure blinds, wood effect laminate flooring and a TV point

Master Bedroom

16'6" x 8'5" (5.05 x 2.57)

The main bedroom has a UPVC double glazed window with made to measure blinds, a radiator and wood effect laminate flooring

Bedroom Two

16'6" x 8'9" (5.05 x 2.67)

The second bedroom has a UPVC double glazed window with made to measure blinds, a radiator and wood effect laminate flooring

Bathroom

7'10" x 4'9" (2.39 x 1.47)

The bathroom has a low level flush WC, a floating wash basin, a panelled bath with an overhead shower and shower screen, tiled flooring, partially tiled walls, an extractor fan and a chrome heated towel rail

OUTSIDE

Outside of the property is one allocated parking space and one guest space

DISCLAIMER

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	83
(81-91) B		
(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	86	87
(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		



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