

HoldenCopley

PREPARE TO BE MOVED

Oakham Close, Top Valley, Nottinghamshire NG5 9AN

£140,000

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PERFECT STARTER HOME...

Situated in a peaceful location with excellent access to local amenities, transport links, the City Centre, and the City Hospital, this well-presented two-bedroom ground-floor maisonette is ready to move straight into. The spacious and inviting accommodation features an entrance hall with ample storage, a bright and airy living room, and a well-appointed fitted kitchen with newly laid flooring. Both double bedrooms offer generous proportions, while the bathroom has also been updated with fresh flooring, enhancing its modern appeal. Outside, the property benefits from off-road parking and is surrounded by plenty of greenery, providing a pleasant and tranquil setting. Perfect for first-time buyers, downsizers, or investors, this charming home offers comfort and convenience.

MUST BE VIEWED





- Ground Floor Maisonette
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- New Flooring
- Ample Storage Space
- Off-Road Parking
- Close To Local Amenities
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has tiled flooring, a radiator, recessed spotlights, three in-built cupboards, and a single door providing access into the accommodation.

Kitchen

13'10" x 5'8" (4.24m x 1.74m)

The kitchen has a range of fitted gloss base and wall units with worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, tiled flooring, a radiator, an in-built cupboard, recessed spotlights, and a UPVC double-glazed window.

Living Room

14'9" x 12'0" (4.51m x 3.66m)

The living room has a UPVC double-glazed window, tiled flooring, a radiator, recessed spotlights, a TV point, and coving to the ceiling.

Master Bedroom

10'3" x 12'1" (3.14m x 3.70m)

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

Bedroom Two

6'10" x 9'10" (2.10m x 3.02m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, and a radiator.

Bathroom

7'4" x 5'2" (2.26m x 1.59m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage, a panelled bath with a wall-mounted electric shower fixture and a shower screen, a chrome heated towel rail, tiled flooring, fully tiled walls, recessed spotlights, and a UPVC double-glazed obscure window.

OUTSIDE

Outside of the property is off-street parking.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G / 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 - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – Section 156A
- 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.

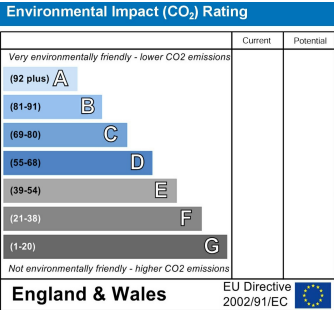
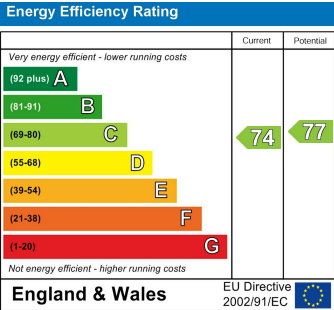
The vendor has advised the following:
Service Charge in the year marketing commenced (£PA): £216.27
Ground Rent in the year marketing commenced (£PA): £10
Property Tenure is Leasehold. Term: 93 years from 24th February 2020 - Term remaining 88 years.

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.

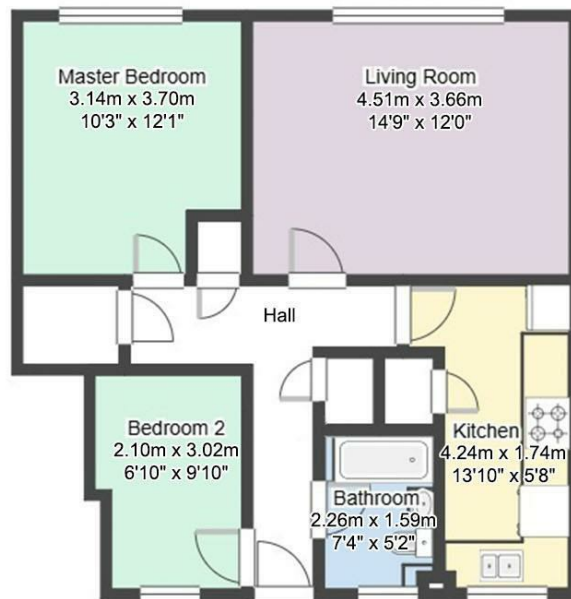
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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