

# HoldenCopley

PREPARE TO BE MOVED

Kelham Drive, Sherwood, Nottinghamshire NG5 1RA

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Guide Price £120,000 - £130,000

GUIDE PRICE £120,000 - £125,000

## SPACIOUS TWO BEDROOM FLAT...

This two bedroom flat is excellently presented throughout and offers spacious accommodation throughout, ideal for any first time buyers or investors alike! Situated close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being just a short distance from Nottingham City Hospital. Internally, the accommodation consists of an entrance hall, an open plan lounge diner, a modern kitchen and two bedrooms serviced by a three piece bathroom suite. Outside the property benefits from allocated parking and secure access into the building.

MUST BE VIEWED





- Two Bedroom Flat
- Spacious Lounge Diner
- Modern Kitchen
- Three Piece Bathroom Suite
- Secure Building Access
- Allocated Parking
- Well Presented
- Close To Local Amenities
- Leasehold
- Must Be Viewed

ACCOMMODATION

**Hallway**  
14'5" x 8'10" (4.4 x 2.7)  
The hallway has carpeted flooring, a radiator, an in-built cupboard and provides access into the accommodation

**Lounge Diner**  
22'3" x 20'11" (6.8 x 6.4)  
The lounge diner has carpeted flooring, coving to the ceiling, two radiators, space for a dining table, a TV point, a UPVC double glazed bay window to the front elevation, a UPVC double glazed window to the side elevation and is open plan to the kitchen

**Kitchen**  
8'6" x 6'10" (2.6 x 2.1)  
The kitchen tiled effect flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven with a gas hob and an extractor hood, space and plumbing for a washing machine and a dishwasher, partially tiled walls and a UPVC double glazed window to the side elevation

**Bedroom One**  
11'1" x 10'2" (3.4 x 3.1)  
The main bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the side elevation

**Bedroom Two**  
10'2" x 8'2" (3.1 x 2.5)  
The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the side elevation

**Bathroom**  
6'10" x 6'10" (2.1 x 2.1)  
The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and glass shower screen, half height tiling, a radiator, an extractor fan and a UPVC double glazed obscure window to the side elevation


**OUTSIDE**  
Outside the property benefits from a gated car park with allocated parking and secure access into the building

**TENURE**  
The vendor has advised us that this property is a leasehold. The information provided regarding ground rent and service charge has been confirmed by the vendor however before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

**DISCLAIMER**  
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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.

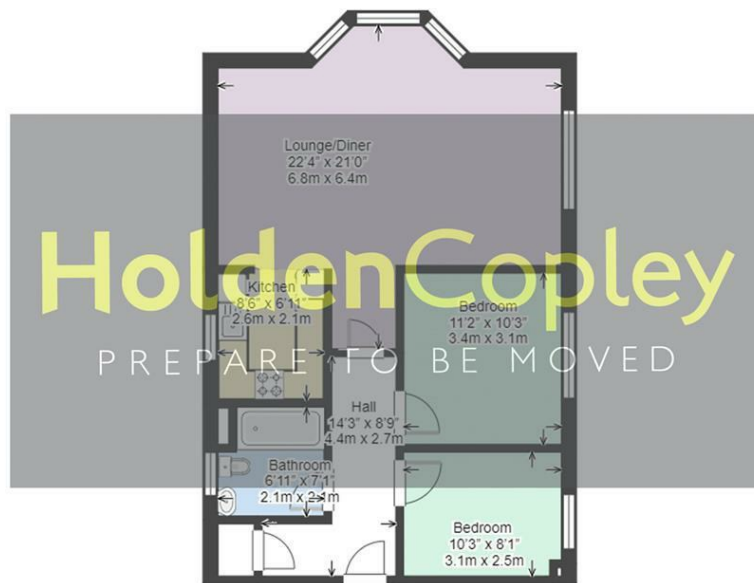
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	78	79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <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		
(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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Approx. Gross Internal Area of the 1st floor:

**715.05 Sq Ft - 66.43 Sq M**

Approx. Gross Internal Area of the Entire Property:

**715.05 Sq Ft - 66.43 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.

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