

HoldenCopley

PREPARE TO BE MOVED

Edison Way, Arnold, Nottinghamshire NG5 7NJ

£89,000

LOCATION, LOCATION, LOCATION...

Welcome to this ground-floor apartment, perfectly positioned near local amenities with excellent transport links, making it an ideal opportunity for a first-time buyer or savvy investor. As you enter the apartment via the entrance hall, you'll be welcomed into a cosy living room seamlessly connected to an open-plan fitted kitchen, creating a versatile space for relaxation and culinary adventures. The apartment features a spacious bedroom, offering a comfortable retreat for rest and rejuvenation. A well-appointed three-piece bathroom suite ensures convenience and comfort for everyday routines. Outside, the property includes communal areas, providing a sense of community. Additionally, this apartment comes with the added benefit of an allocated parking space, ensuring convenience and peace of mind for residents. This property offers a perfect balance of practicality and comfort. Don't miss out on the chance to make this apartment your own.

MUST BE VIEWED



- Ground Floor Apartment
- Generous-Sized Bedroom
- Spacious Living Area
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Intercom Entry System
- Allocated Parking
- Close To Local Amenities
- Ideal For Investors
- Popular Location

ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect flooring, a wall-mounted electric heater, a telephone intercom system, a wall mounted electrical switchboard, an in-built storage cupboard, and a door providing access into the accommodation.

Living Room

17'11" max x 16'3" max (5.48m max x 4.96m max)

The living area has a UPVC double glazed window to the front elevation, a radiator, a TV point, space for a dining table and carpeted flooring, with open access into the kitchen area.

Kitchen

11'6" x 6'7" (3.53m x 2.03m)

The kitchen area has a range of fitted base and wall units with worktops, a stainless steel sink with mixer tap and drainer, an integrated oven with ceramic hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, recessed spotlights, tiled splashback, and tiled flooring.

Bedroom

11'6" x 10'11" (3.52m x 3.34m)

The bedroom has a UPVC double glazed window to the rear elevation, a TV point, radiator, and carpeted flooring.

Bathroom

6'3" x 5'9" (1.93m x 1.76m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted shower fixture, a shaver point, recessed spotlights, extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Outside of the property there are communal areas and an allocated parking space.

DISCLAIMER

Please note that the property is being sold under the Section 106 Affordable Housing Agreement.

Council Tax Band Rating - Gedling Borough Council - Band A

This information was obtained through the direct gov 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 (EPA): £1,100.00
Ground Rent in the year marketing commenced (EPA): £150.00
Property Tenure is Leasehold. Term : 125 years from 1 January 2003 Term remaining 105 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.

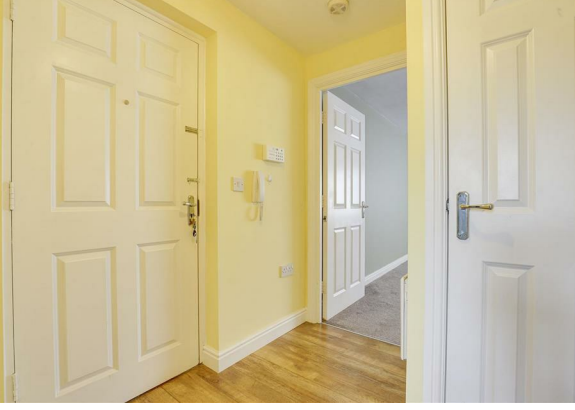
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

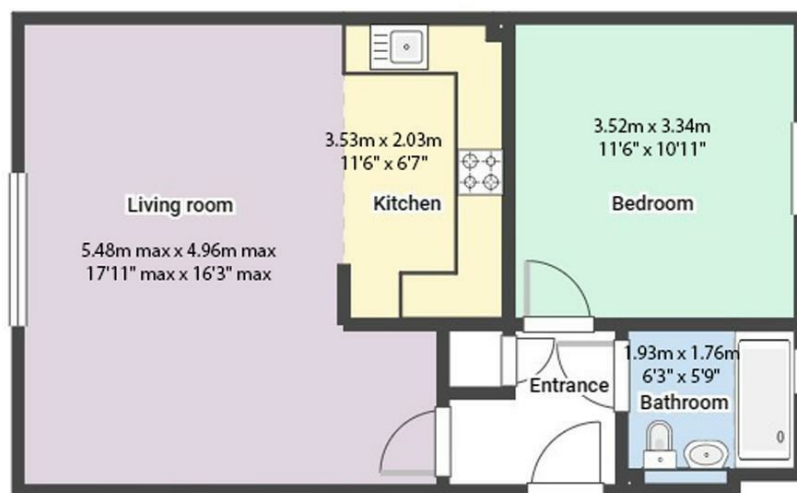
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	78
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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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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