

HoldenCopley

PREPARE TO BE MOVED

Pavior Road, Bestwood, Nottinghamshire NG5 5UF

Guide Price £85,000 - £95,000

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PERFECT FIRST TIME BUY...

This two bedroom first floor flat is ideal for any first time buyer or investor alike as it offers spacious accommodation whilst being well presented throughout. The property is situated in a popular location within easy reach of various local amenities such as shops, eateries, great schools, Nottingham City Hospital and excellent transport links into the City Centre! Internally the accommodation has an entrance hall, an open plan spacious kitchen/diner with two good sized bedrooms serviced by a three piece bathroom suite. Outside to the rear of the property is an allocated car parking space along with south facing views across the city of Nottingham.

MUST BE VIEWED



- Two Bedroom Flat
- Spacious Lounge/Diner
- Three Piece Bathroom Suite
- Open Plan Living Space
- Fitted Kitchen
- Popular Location
- Off Street Parking
- Close To Local Amenities
- Leasehold - 135 Years Remaining On The Lease
- Must Be Viewed

ACCOMMODATION

Entrance Hall

4'11" x 16'4" (1.5 x 5.0)

The entrance hall has carpeted flooring, a radiator and provides access into the accommodation

Living Room

16'4" x 9'2" (5.0 x 2.8)

The living room has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Kitchen/Diner

13'5" x 7'10" (4.1 x 2.4)

The kitchen has tile effect flooring, a range of wall and base fitted wooden units, an integrated cooker and four ring induction hob, a stainless steel sink with a swan neck mixer tap and drainer and space for a fridge/freezer

Bedroom One

11'5" x 11'1" (3.5 x 3.4)

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

Bedroom Two

7'10" x 9'2" (2.4 x 2.8)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bathroom

8'6" x 6'10" (2.6 x 2.1)

The bathroom has carpeted flooring, a dual flush low level WC, a pedestal hand wash basin, a radiator, a fitted bath with a mains fed shower over and enclosure and a UPVC double glazed window to the side elevation


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.

OUTSIDE

The property benefits from allocated off street parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Approx. Gross Internal Area of the Ground floor:

565.54 Sq Ft - 52.54 Sq M

Approx. Gross Internal Area of the Entire Property:

565.54 Sq Ft - 52.54 Sq M

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

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