

# HoldenCopley

PREPARE TO BE MOVED

Wainfleet Court, Calverton Road, Arnold, Nottinghamshire NG5 8GG

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Guide Price £115,000

GUIDE PRICE £115,000 - £125,000

This two-bedroom first floor maisonette is a fantastic opportunity for first-time buyers, offered to the market with no upward chain. Situated in a popular residential area, the property boasts excellent transport links and is conveniently close to local shops and amenities. The accommodation comprises an entrance hall with stairs leading to a landing area that includes handy in-built storage. The generous reception room is spacious, featuring additional built-in storage and the fitted kitchen is well-appointed, offering ample cupboard space and functionality. There are two double bedrooms, alongside a three-piece bathroom suite. Externally, the property benefits from a communal garden, an allocated parking space, and a detached garage—ideal for additional storage or secure parking.

MUST BE VIEWED





- Maisonette
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Garage
- No Upward Chain
- Excellent Transport Links
- Popular Location

ACCOMODATION

**Entrance Hall**  
3'4" x 2'7" (1.04m x 0.81m)

The entrance hall has carpeted flooring and a UPVC door providing access into the accommodation.

**Landing**  
15'3" x 8'7" (4.65m x 2.63m)

The landing has carpeted flooring, a radiator, two in-built cupboards, an in-built cupboard, and a UPVC window to the front elevation. Additionally, there is access to the boarded loft.

**Kitchen**  
9'7" x 6'3" (2.93m x 1.92m)  
The kitchen has fitted wall and base units with woof-effect worktops, a ceramic sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob, a washing machine, a fridge freezer, partially tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

**Living Room**  
18'2" x 10'2" (5.54m x 3.12m)  
The living room has carpeted flooring, coving to the ceiling, a radiator, a gas fireplace with a decorative surround, an in-built cupboard, and a UPVC double-glazed window to the front elevation.

**Bedroom One**  
14'10" x 8'7" (4.54m x 2.64m)  
The first bedroom has carpeted flooring, a radiator, a fitted wardrobe with overhead cupboards, and a UPVC double-glazed window to the front elevation.

**Bedroom Two**  
12'1" x 7'10" (3.70m x 2.40m)  
The second bedroom has carpeted flooring, coving to the ceiling, a radiator, and a UPVC double-glazed window to the rear elevation.

**Bathroom**  
5'11" x 5'10" (1.81m x 1.80m)  
The bathroom has a low level flush W/C, a wall-mounted wash basin, a walk-in shower enclosure with an electric shower and handheld shower head, a radiator, a in-built cupboard, partially tiled walls and vinyl flooring.

**OUTSIDE**  
Outside of the property is a garden and access to a detached garage with an allocated parking space.

**ADDITIONAL INFORMATION**  
Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – good 4G some 5G  
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  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

**DISCLAIMER**  
Council Tax Band Rating - Gedling Borough Council - Band A  
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:  
Property Tenure is Leasehold  
Service Charge in the year marketing commenced (£PA): £894.00  
Ground Rent in the year marketing commenced (£PA): £10.00  
Property Tenure is Leasehold, Term: 125 years from 1 November 1991 Term remaining 91 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 licence 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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