

# HoldenCopley

PREPARE TO BE MOVED

Rushcliffe Avenue, Carlton, Nottinghamshire NG4 1RQ

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Guide Price £130,000



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GUIDE PRICE... £130,000 - £150,000

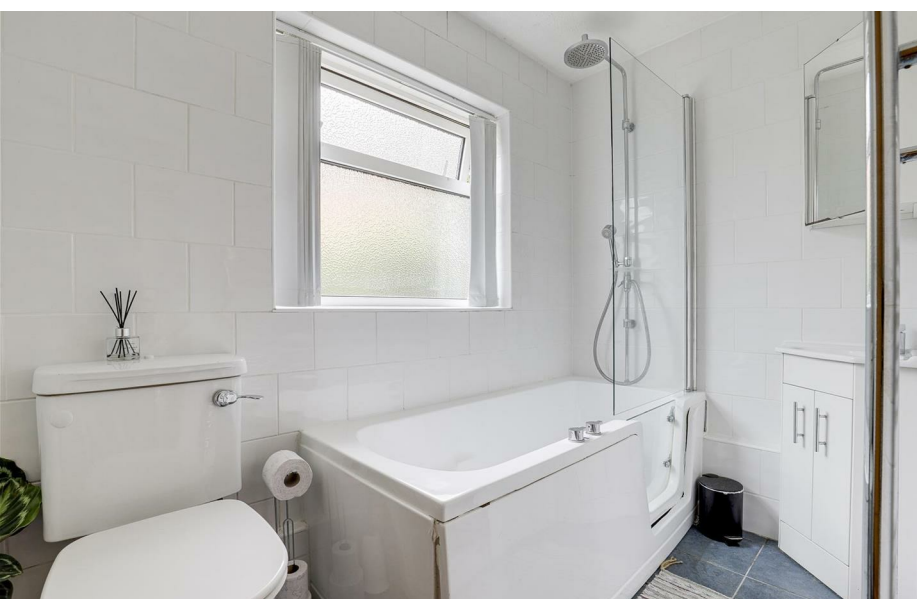
NO UPWARD CHAIN...

This ground floor two-bedroom apartment offers a fantastic opportunity, situated in a highly convenient location close to local shops and with excellent transport links nearby. Being sold with no upward chain, this property boasts plenty of potential and is perfect for those looking to add their own personal touch. The layout includes an entrance hall leading to a bright conservatory, an inner hallway, and a fitted kitchen. You'll find a spacious dining room with French doors that open out onto the garden, which also provides access to one of the double bedrooms. The living room is generously sized, creating a comfortable space to relax. A second double bedroom and a three-piece bathroom suite complete the interior accommodation. Outside, the property benefits from a gravelled area, a decking patio, gated access, and direct access to the garage, making it practical as well as inviting. This apartment is ideal for anyone seeking a well-positioned home with great potential, all ready to make your own.

MUST BE VIEWED







- Ground Floor Apartment
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Garage
- Enclosed Garden
- Must Be Viewed









ACCOMMODATION

Entrance Hall

11'5" x 4'7" (3.50m x 1.40m)  
The entrance hall has tiled flooring, a UPVC double glazed window, a Polycarbonate roof, and a UPVC door providing access into the accommodation.

Conservatory

10'0" x 7'1" (3.06m x 2.17m)  
The conservatory has tiled flooring, a UPVC double glazed window, a Polycarbonate roof, and a UPVC door opening to the garden.

Bedroom One

13'4" x 10'8" (4.08m x 3.27m)  
Th first bedroom has a UPVC double glazed window, a radiator, and wood-effect flooring.

Hall

8'5" x 2'8" (2.59m x 0.82m)  
The hall has tiled flooring, an in-built cupboard, and access into the kitchen.

Kitchen

10'10" x 7'10" (3.31m x 2.40m)  
The kitchen has a range of fitted base and wall units with a worktop, a stainless steel sink with a swan neck mixer tap and drainer, space for a freestanding cooker, an extractor fan , a wall-mounted boiler, space and plumbing for a washing machine, tiled splashback, tiled flooring, and a UPVC double glazed window.

Dining Room

16'4" x 10'3" (5.00m x 3.13m)  
The dining room has wood-effect flooring, a radiator, and double French doors opening to the garden.

Living Room

15'3" x 10'3" (4.66m x 3.14m)  
The living room has a UPVC double glazed window, a TV point, a radiator, and wood-effect flooring.

Hall

3'1" x 2'11" (0.94m x 0.89m)  
The hall has wood-effect flooring.

Bedroom Two

12'0" x 7'10" (3.66m x 2.40m)  
The second bedroom has a UPVC double glazed window, a radiator, and wood-effect flooring.

Bathroom

8'4" x 4'10" (2.56m x 1.48m)  
The bathroom has a UPVC double glazed obscure window, a low level flush W/C, a vanity-style wash basin, a panelled bath with central mixer taps, a wall-mounted rainfall and handheld shower fixer and shower screen, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

To the outside of the property is a gravelled area, a decking patio area, gated access, and access to into the garage.

ADDITIONAL INFORMATION

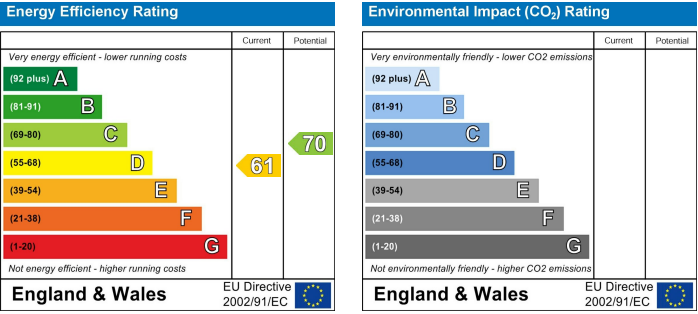
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G  
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): £33.00  
Property Tenure is Leasehold. Term : 999 years from 25th March 1966 Term remaining 939 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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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.

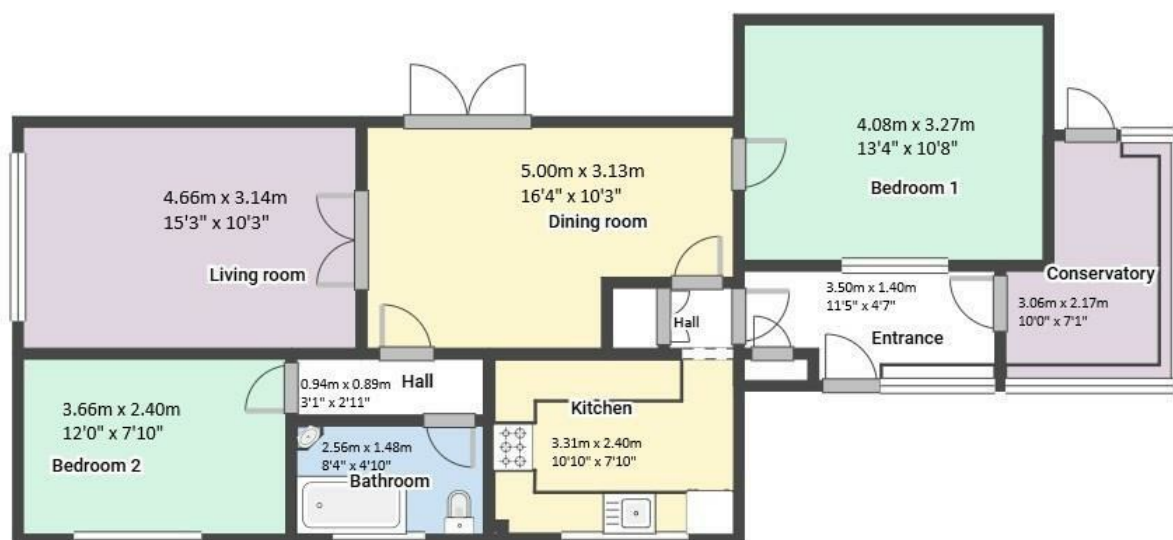
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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