

HoldenCopley

PREPARE TO BE MOVED

Friday Lane, Gedling, Nottinghamshire NG4 3LJ

Guide Price £120,000

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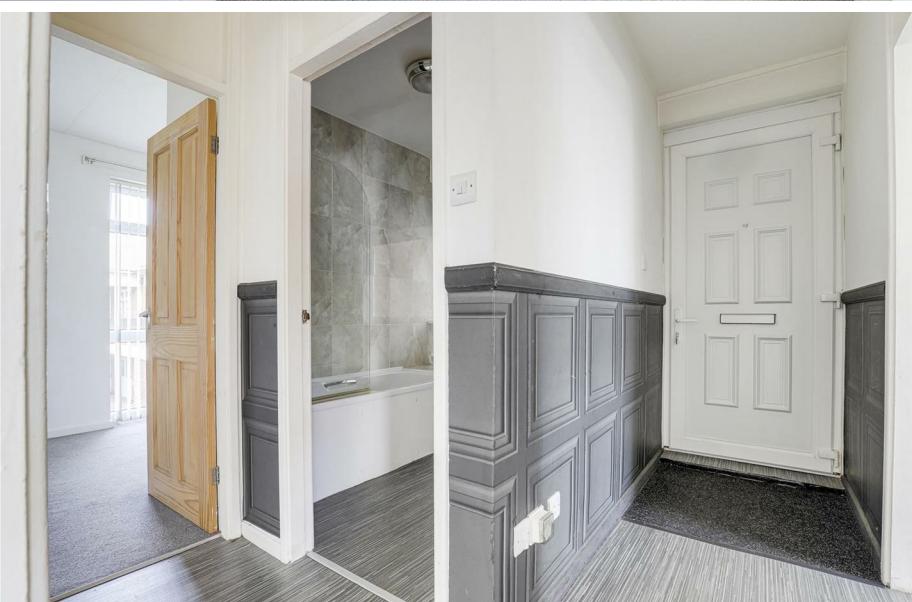
GUIDE PRICE: £120,000 - £130,000

NO UPWARD CHAIN...

This well-presented two-bedroom first-floor flat, offered with no upward chain, is an excellent opportunity for first-time buyers seeking a conveniently located home. Situated in a popular area, the property is within close proximity to Gedling Country Park, local shops, excellent transport links, and great schools. The accommodation comprises an entrance hall, leading to a spacious and bright reception room, perfect for relaxing or entertaining. The modern fitted kitchen offers ample storage and workspace, while two well-proportioned bedrooms provide comfortable living. Outside, the property benefits from off-street parking and access to a well-maintained communal garden with a lawn. With its fantastic location and move-in-ready condition, this home is a must-see for those looking to step onto the property ladder.

MUST BE VIEWED





- First Floor Flat
- Two Bedrooms
- Reception Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Street Parking
- Communal Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Entrance Hall

10'2" x 7'8" (3.11m x 2.35m)

The entrance hall has an entrance mat, vinyl flooring, a built-in cupboard and a single UPVC door providing access into the accommodation.

Living Room

15'9" max x 13'2" max (4.82m max x 4.02m max)

The living room has a UPVC double-glazed window, carpeted flooring and a wall-mounted electric heater.

Kitchen

9'7" x 6'11" (2.94m x 2.12m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, a washing machine, a fridge-freezer, vinyl flooring, a wall-mounted electric heater, partially tiled walls and a UPVC double-glazed window.

Master Bedroom

12'11" x 12'9" (3.94m x 3.90m)

The main bedroom has a UPVC double-glazed window, carpeted flooring and a wall-mounted electric heater.

Bedroom Two

12'2" x 6'3" (3.71m x 1.92m)

The second bedroom has a UPVC double-glazed window, carpeted flooring and a wall-mounted electric heater.

Bathroom

6'9" x 6'2" (2.06m x 1.89m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with an electric shower and a glass shower screen, vinyl flooring, a chrome heated towel rail, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window.

OUTSIDE

Outside there is off-street parking and a communal garden with a lawn and a mature tree.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – Most 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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:

Service Charge in the year marketing commenced (EPA): £999.84

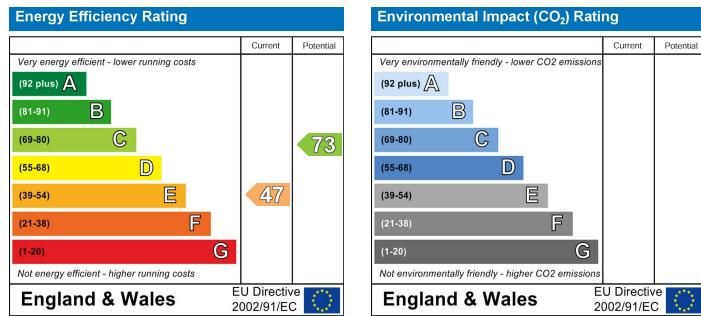
Property Tenure is Leasehold. Term: 125 years from 1 January 1992 Term remaining 92 years.

The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the 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.

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.

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.





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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