

# HoldenCopley

PREPARE TO BE MOVED

Colwick Lodge, Carlton, Nottinghamshire NG4 1DW

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Guide Price £110,000 - £140,000

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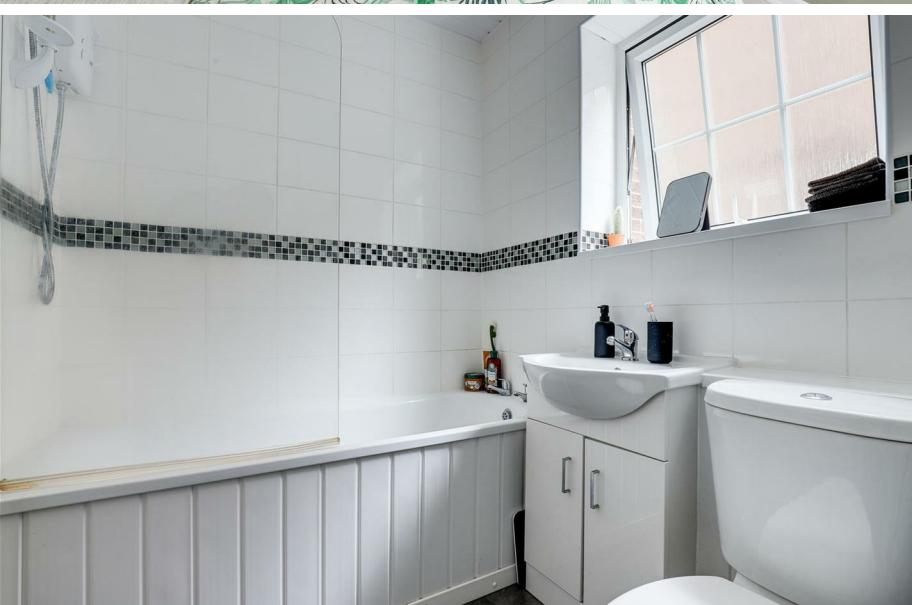
GUIDE PRICE: £110,000 - £130,000

NO UPWARD CHAIN – IDEAL INVESTMENT OR FIRST-TIME BUY...

This well-presented two-bedroom second-floor maisonette comes to the market with no upward chain, making it an excellent opportunity for both first-time buyers and investors. Previously let and achieving a gross annual rental yield of approximately 7.6%, it offers strong potential as a ready-to-let investment or a low-maintenance home. Situated in the popular location of Carlton, the property is just a short walk from a range of local amenities, shops, cafes, and convenient transport links into Nottingham City Centre. The accommodation comprises an entrance hall, a spacious living room with space for dining, a modern fitted kitchen, two good-sized bedrooms, and a three-piece bathroom suite. Outside, there is a private, tiered rear garden with multiple seating areas and a single garage offering off-street parking or useful storage.

MUST BE VIEWED





- First Floor Maisonette
- Two Good-Sized Bedrooms
- Modern Fitted Kitchen
- Spacious Living / Dining Room
- Three-Piece Bathroom Suite
- Integral Garage
- Low Maintenance Tiered Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

9'4" x 2'8" (2.85m x 0.82m)

The entrance hall has wood-effect flooring, a radiator, and a single composite door providing access into the accommodation.

### Living Room

16'2" x 12'2" (4.95m x 3.71m)

The living room has a UPVC double-glazed bow window, carpeted flooring, two radiators, space for a dining table, and a TV point.

### Kitchen

8'2" x 10'9" (2.50m x 3.29m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, an integrated oven with an electric hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, an in-built cupboard, wood-effect flooring, tiled splashback, and a UPVC double-glazed window.

### Master Bedroom

8'11" x 12'7" (2.72m x 3.86m)

The main bedroom has a UPVC double-glazed window, wood-effect flooring, a panelled feature wall, a radiator, and fitted wardrobes with over-the-bed storage cupboards.

### Bedroom Two

8'6" x 8'9" (2.61m x 2.69m)

The second bedroom has a UPVC double-glazed window, wood-effect flooring, and a radiator.

### Bathroom

5'5" x 6'11" (1.66m x 2.12m)

The bathroom has a low level dual flush WC, a vanity unit wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, tiled flooring, fully tiled walls, a radiator, a panelled ceiling, and a UPVC double-glazed obscure window.

## OUTSIDE

### Front

To the front of the property is off-road parking with an integral garage.

### Rear

To the rear of the property is a private enclosed tiered garden with patio areas, steps leading up to a lawn, an enclosed decking area, a range of plants and shrubs, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband Networks Available - Openreach

Broadband Speed - Superfast available - 62 Mbps (download) 18 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or 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 risk

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): £0

Ground Rent in the year marketing commenced (EPA): £15

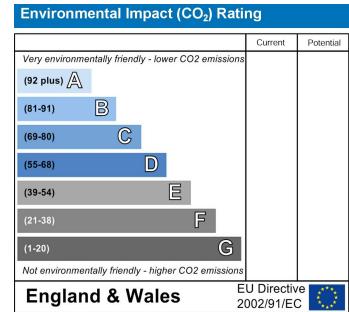
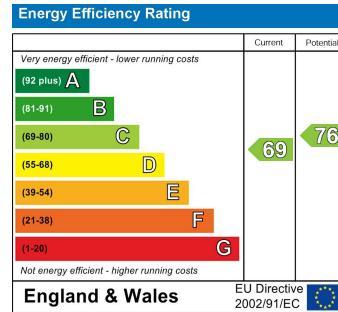
Property Tenure is Leasehold. Term: 999 years from 25th March 1973 - Term remaining 947 years.

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.

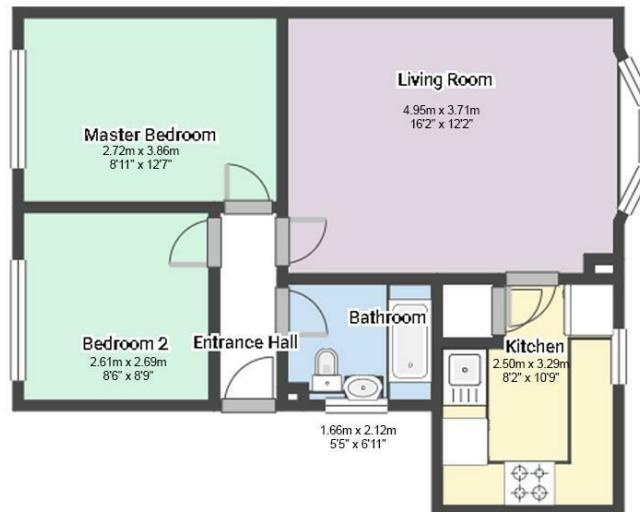
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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