

HoldenCopley

PREPARE TO BE MOVED

Beckett Court, Gedling, Nottinghamshire NG4 4GS

£110,000

NO UPWARD CHAIN...

This two-bedroom ground floor maisonette offers comfortable and practical living, making it a great choice for a range of buyers, whether you're stepping onto the property ladder or looking for an investment opportunity. Situated in a quiet area, the property is within easy walking distance of local shops and public transport. Inside, the home features a spacious lounge with plenty of room for both relaxing and entertaining. The separate kitchen offers good storage and worktop space, ideal for everyday cooking. There are two generously sized double bedrooms, both filled with natural light, along with a bathroom. Outside, the property benefits from its own garden area, perfect for a bit of outdoor seating, as well as access to on-street parking.

MUST BE VIEWED!



- Ground Floor Maisonette
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Road Parking
- Great Opportunity To A Variety Of Buyers
- No Upward Chain
- Popular Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

7'4" x 2'11" (2.25m x 0.91m)
The entrance hall has vinyl flooring, a radiator and a single UPVC door providing access into the accommodation.

Living/Dining Room

18'2" x 8'11" (5.56m x 2.73m)
The living room has vinyl flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Kitchen

10'2" x 6'11" (3.10m x 2.11m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, space for a cooker & fridge freezer. Space and plumbing for a washing machine, a wall-mounted boiler, partially tiled walls, ceiling coving, a radiator, wood-effect flooring and a UPVC double-glazed window to the rear elevation.

Master Bedroom

10'5" x 9'9" (max) (3.20m x 2.99m (max))
The main bedroom has wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear garden.

Bedroom Two

8'8" x 7'4" (2.66m x 2.26m)
The second bedroom has wood-effect flooring, a radiator, ceiling coving, a dado rail and a UPVC double-glazed window to the front elevation.

Bathroom

7'4" x 6'0" (max) (2.25m x 1.84m (max))
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, vinyl flooring, ceiling coving, an in-built cupboard, an extractor fan and a UPVC double-glazed window to the side elevation.

OUTSIDE

Outside there is access to off-road parking and a garden area.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
Phone Signal – Good coverage of Voice, 4G & 5G
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 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
Ground Rent in the year marketing commenced (EPA): £20
Property Tenure is Leasehold. Term: 999 years from 27th Febuary 1974 Term remaining 984 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.

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.

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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