

# HoldenCopley

PREPARE TO BE MOVED

Orchard Court, Gedling, Nottinghamshire NG4 4FF

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Guide Price £160,000 - £170,000



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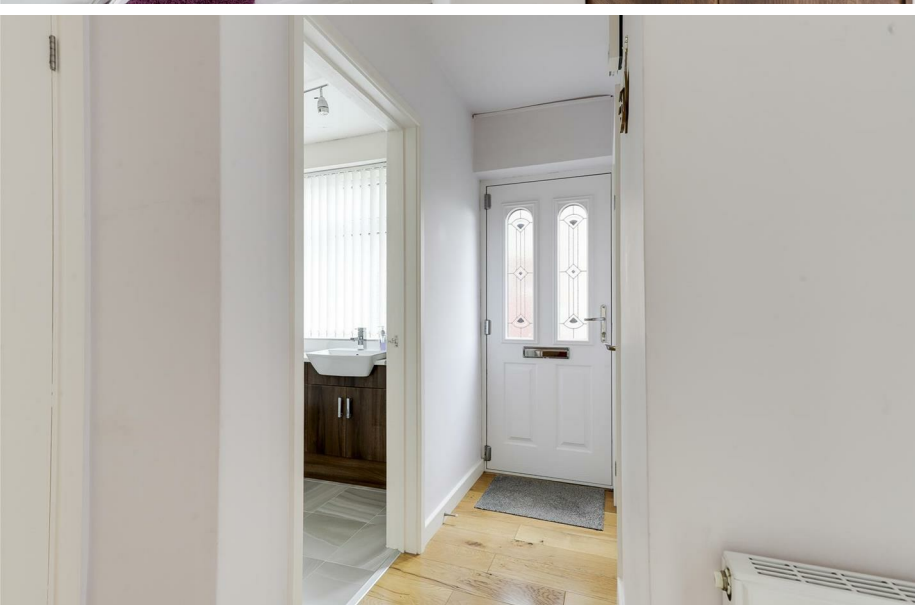
NO UPWARD CHAIN...

This modern ground floor marionette is ideal for first-time buyers or anyone looking to downsize. Tucked away in a quiet cul-de-sac in a popular location, it's being offered with no upward chain. Inside, the property includes an entrance hallway, a spacious lounge-diner, a fitted kitchen, two bedrooms, and a three-piece shower room. To the front, there's a shared garden, and access to the rear. The rear garden features planted borders with established shrubs and bushes, a patio area, and a decked seating area, and also provides access to a garage located in a nearby block.

MUST BE VIEWED







- Ground Floor Apartment
- Two Double Bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- Three-Piece Shower Room
- Rear Garden
- Popular Location
- Leasehold
- No Upward Chain
- Must Be Viewed











ACCOMMODATION

Hallway

11'4" x 6'0" (3.45m x 1.83m)

The hallway has solid oak wood flooring, a built-in cupboard, a radiator, and a composite door providing access to the accommodation.

Lounge/Diner

15'11" x 12'0" (4.86 x 3.66)

The lounge/diner has a UPVC double-glazed window to the front, a TV point, a feature fireplace with a decorative surround, space for a dining table, a ceiling rose, a radiator, and solid oak wood flooring.

Kitchen

8'10" x 7'4" (2.70 x 2.25)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with swan neck mixer tap and drainer, two integrated ovens, a ceramic hob with extractor fan, an integrated dishwasher, space for an under-counter fridge and freezer, plumbing for a washing machine, tiled splashback, wood-effect flooring, and a UPVC double glazed window to the front elevation.

Master Bedroom

11'10" x 9'10" (3.61 x 3.02)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted furniture including wardrobes, bedside tables, overhead drawers and a dressing table, and carpeted flooring

Bedroom Second

8'10" x 7'6" (2.71 x 2.30)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring

Shower Room

8'7" x 5'11" (2.63 x 1.82)

The shower room has a UPVC double-glazed obscure window to the side, a concealed dual-flush WC, a countertop wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a shared garden, and access to the rear garden.

Rear

To the rear of the property are planted borders with established plants, shrubs and bushes, a patio area, steps leading down to a gravelled section, and a decked seating area.

Garage

The garage has ample storage, and an up-and-over door.

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 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 Leashold

Service Charge in the year marketing commenced (£PA): £180.00

Ground Rent in the year marketing commenced (£PA): £10

Property Tenure is Leasehold. Term : 999 years from 8 July 2012 Term remaining 985 years.

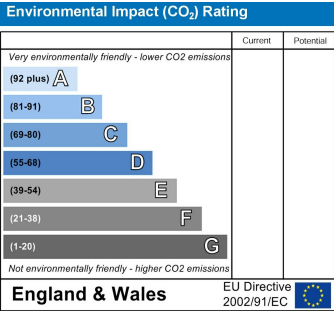
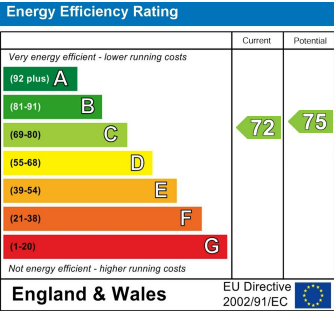
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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