

HoldenCopley

PREPARE TO BE MOVED

Rutland Road, Nottingham, NG4 4JP

Guide Price £140,000 - £150,000

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WELL-PRESENTED THROUGHOUT...

This beautifully presented first-floor maisonette offers an ideal home for any first-time buyer. Located in a highly sought-after area, the property benefits from attractive views and a peaceful setting. On the ground floor, there is a welcoming entrance hall, a convenient cloakroom, and stairs leading up to the first floor. The first floor comprises a spacious living room, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary three-piece shower room. Externally, the property boasts a fully enclosed private garden, thoughtfully designed for both relaxation and enjoyment. A paved patio provides the perfect space for outdoor dining. The garden features a well-maintained lawn, framed by an array of established plants, shrubs, and bushes that bring colour and texture throughout the year. A charming summer house, fitted with lighting and electrical points, creates an inviting retreat, while a gravelled seating area is ideal for socialising or enjoying a quiet moment. The entire garden is enclosed by a panelled fence, offering privacy and security.

MUST BE VIEWED





- First Floor Maisonette
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Shower Room
- Private Garden
- Leasehold
- Sought After Location
- Well-Presented Throughout
- Must Be Viewed





ACCOMMODATION

GROUND FLOOR

Entrance Hall

3*1" x 2*9" (0.96m x 0.86m)

The entrance hall has vinyl flooring, carpeted stairs, a radiator, access into the cloakroom, and a composite door providing access into the accommodation.

Cloakroom

4*4" x 2*4" (1.34m x 0.72m)

The cloakroom has a UOVC double glazed obscure window to the front elevation, and ample storage.

FIRST FLOOR

Landing

10*9" max x 4*11" (3.28m max x 1.52m)

The landing has a UPVC double glazed window, carpeted flooring, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Living Room

13*11" max x 11*10" (4.26m max x 3.63m)

The living room has a UPVC double glazed window a radiator, and carpeted flooring.

Kitchen

12*5" x 7*7" (3.79m x 2.32m)

The kitchen has a range of fitted base and wall units with Corian worktops, an under-mounted sink with a swan neck mixer tap, an integrated double oven, induction hob, an extractor fan, an integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, recessed spotlights, laminate flooring, and a UPVC double glazed window.

Bedroom One

11*10" x 10*5" (3.62m x 3.19m)

The first bedroom has a UPVC double glazed window, a radiator, a picture rail, and carpeted flooring.

Bedroom Two

7*10" max x 6*7" (2.40m max x 2.02m)

The second bedroom has a UPVC double glazed window, a radiator, a picture rail, and carpeted flooring.

Shower Room

7*0" max x 6*1" (2.14m max x 1.86m)

The shower room has a UPVC double glazed obscure window, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and laminate flooring.

OUTSIDE

The exterior of the property features a fully enclosed private garden, designed for both relaxation and enjoyment. There is a paved patio area perfect for outdoor dining. The garden includes a well-maintained lawn bordered by a variety of established plants, shrubs, and bushes, adding colour and texture throughout the seasons. A charming summer house, complete with lighting and electrical points, provides an inviting retreat. Additionally, there is a gravelled seating area ideal for socialising or enjoying a quiet moment, all enclosed by a fence-panelled boundary that ensures privacy and security.

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 Leasehold

Service Charge in the year marketing commenced (£PA): £133.56

Property Tenure is Leasehold. Term : 125 years from 25th January 1995 Term remaining 95 years.

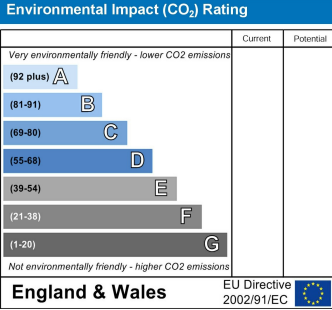
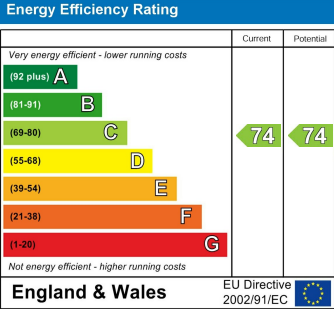
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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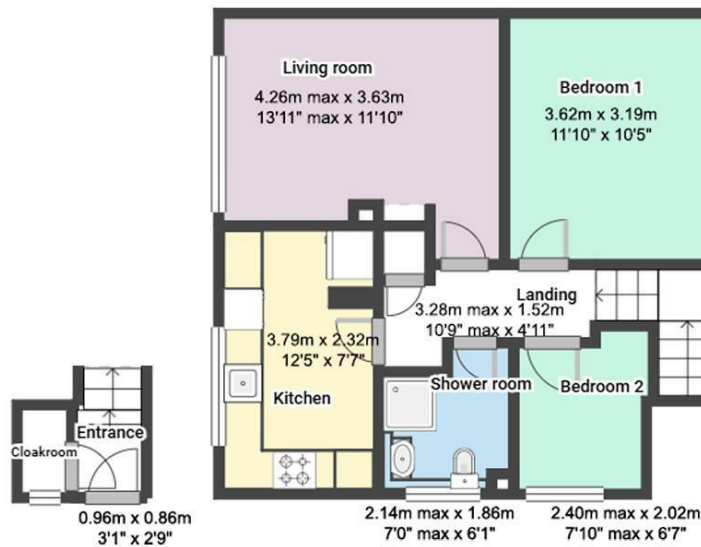
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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