

# HoldenCopley

PREPARE TO BE MOVED

Welbeck Court, Woodthorpe, Nottinghamshire NG5 4NY

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Guide Price £130,000 - £150,000



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### FIRST FLOOR FLAT...

Situated in the popular area of Woodthorpe, this well-presented first-floor flat offers two double bedrooms, a bright and airy living room with access to a well-proportioned balcony, a modern fitted kitchen, and a three-piece bathroom suite. The property features wood-effect flooring throughout, ample storage, UPVC double glazing, and a practical layout ideal for first-time buyers. Outside, the flat benefits from an allocated off-street parking space, a garage, and access to communal gardens, making this a convenient and low-maintenance home that must be viewed.

MUST BE VIEWED







- First Floor Flat
- Two Double Bedrooms
- Bright & Airy Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Well-Proportioned Balcony
- Off-Street Parking
- Garage
- Perfect First Time Buy
- Must Be Viewed











ACCOMMODATION

Entrance Hall

5'7" x 4'11" & 3'4" x 12'7" (1.71m x 1.52m & 1.04m x 3.84m)  
The entrance hall has wood-effect flooring, a radiator, built-in storage cupboards, a telecom, coving to the ceiling, and a single door leading into the accommodation.

Living Room

13'10" x 11'8" (4.22m x 3.56m)  
The living room has wood-effect flooring, a radiator, coving to the ceiling, floor-to-ceiling UPVC double-glazed windows to the side and rear elevations, and a single UPVC door leading out to the balcony.

Kitchen

6'9" x 8'9" (2.06m x 2.67m)  
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck tap and drainer, an integrated oven and gas hob with a stainless steel extractor fan, space and plumbing for a washing machine, space for an undercounter fridge freezer, wood-effect flooring, partially tiled walls, coving to the ceiling, and a UPVC double-glazed window.

Master Bedroom

11'7" x 8'7" (3.54m x 2.63m)  
The main bedroom has wood-effect flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window.

Bedroom Two

8'2" x 11'2" (2.51m x 3.41m)  
The second bedroom has wood-effect flooring, a radiator, coving to the ceiling, and sliding patio doors leading out to the rear elevation.

Bathroom

6'6" x 7'3" (2.00m x 2.23m)  
The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, a chrome heated towel rail, and a UPVC double-glazed obscure window.

Balcony

The balcony has a paved patio seating area.

OUTSIDE

Outside of the property is an allocated parking space and a garage, as well as a communal lawn with decorative greenery.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Superfast - 74 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- 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.

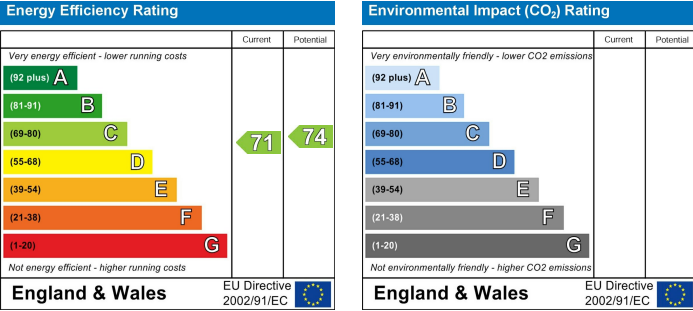
Property Tenure is Leasehold.  
Service Charge in the year marketing commenced (£PA): £600  
Ground Rent in the year marketing commenced (£PA): £15  
Term: 999 years from 19 June 1974 - Term remaining 948 years.

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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**0115 7734300**

**906A Woodborough Road, Mapperley, Nottingham, NG3 5QR**

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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