

HoldenCopley

PREPARE TO BE MOVED

Valley Court, Carlton, Nottinghamshire NG4 1NW

£130,000

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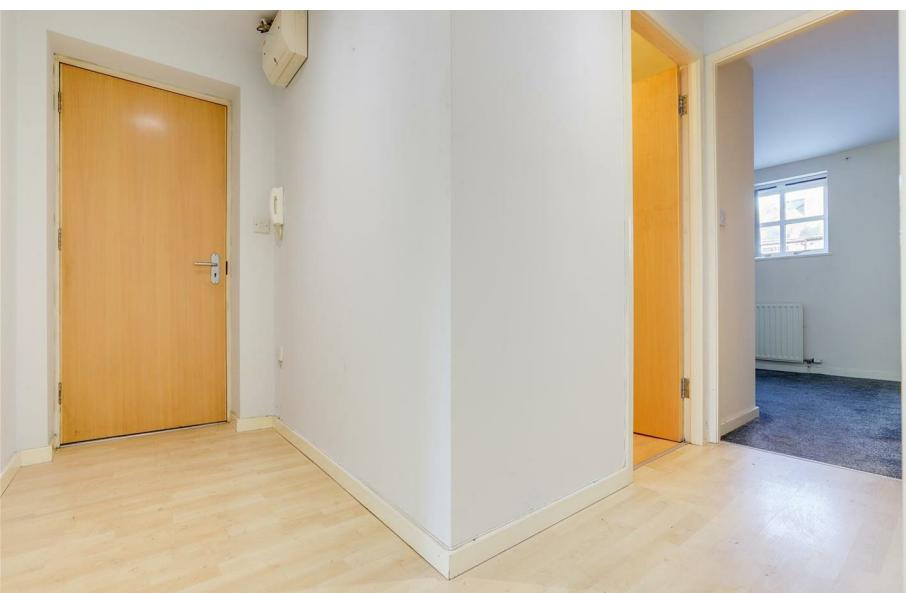


NO UPWARD CHAIN...

This well-presented two-bedroom apartment is an ideal purchase for both first-time buyers and investors alike, offering spacious and comfortable accommodation in a popular and well-connected location. The property is conveniently positioned close to a range of amenities, including shops, eateries, local schools and excellent transport links providing easy access into the City Centre. Internally, the accommodation is arranged on the ground floor and begins with an entrance hall leading through to a generously sized open-plan living area. This bright and welcoming space incorporates a fitted kitchen and benefits from French doors opening directly onto the rear garden. There are two well-proportioned bedrooms, both served by a modern three-piece bathroom suite. Externally, the property enjoys an allocated parking space and a private rear garden, laid mainly to lawn, providing an excellent outdoor space to relax or entertain. Communal storage room available between the two flats for bicycles etc.

MUST BE VIEWED!





- Ground Floor Apartment
- Two Bedrooms
- Open-Plan Living
- Modern Kitchen
- Three-Piece Bathroom Suite
- Allocated Parking Space
- Private Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

9'2" x 8'7" (max) (2.81m x 2.62m (max))

The entrance hall has laminate wood-effect flooring, recessed spotlights and a single door providing access into the accommodation.

Open Plan Living

28'1" x 9'4" (max) (8.57m x 2.87m (max))

The living area has laminate wood-effect flooring, a radiator, recessed spotlights, a full-height window to the rear elevation and double French doors opening out to the rear garden.

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine, a wall-mounted boiler, partially tiled walls, recessed spotlights, a radiator, laminate wood-effect flooring and a window to the front elevation.

Master Bedroom

11'6" x 8'7" (3.51m x 2.62m)

The main bedroom has carpeted flooring, a radiator and a window to the rear elevation.

Bedroom Two

10'2" x 8'6" (max) (3.11m x 2.61m (max))

The second bedroom has carpeted flooring, a radiator and a window to the front elevation.

Bathroom

7'7" x 5'6" (max) (2.33m x 1.68m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath and a shower fixture, a heated towel rail, partially tiled walls, an extractor fan and vinyl flooring.

OUTSIDE

Outside there is an allocated parking space and a private rear garden with a decked seating area and a lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

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 – Yes

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 - Share Of Freehold

Service Charge in the year marketing commenced (EPA): £1429.68

Ground Rent in the year marketing commenced (EPA): £50.00

Property Tenure is Leasehold. Term: 999 years from 1 September 2002
Term remaining 976 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.

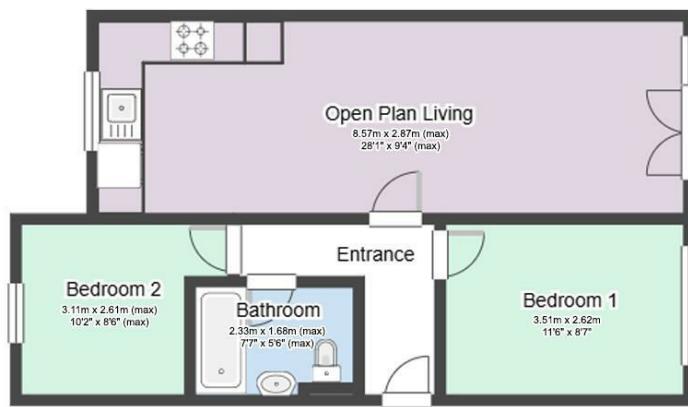
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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