

# HoldenCopley

PREPARE TO BE MOVED

Kedleston Close, Long Eaton, Derbyshire NG10 3DR

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Guide Price £110,000

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GUIDE PRICE £110,000 - £130,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this spacious two-bedroom ground floor maisonette is situated in a popular and convenient location, close to a range of local amenities including shops, schools, and excellent commuting links. Internally, the property comprises an entrance hall leading through to a generous reception room, ideal for both relaxing and entertaining. The fitted kitchen comes complete with ample storage, workspace, and a breakfast bar, perfect for your everyday culinary needs. There are two double bedrooms, with the second currently being utilised as a dining room, offering flexibility to suit your lifestyle. A stylish bathroom completes the interior layout. Externally, the property benefits from a driveway providing off-road parking and a lawned front garden. To the rear is a private garden, featuring a patio seating area, a lawn bordered by a variety of plants and shrubs, and a useful outhouse for additional storage.

MUST BE VIEWED!





- Ground Floor Maisonette
- Two Double Bedrooms
- Reception Room
- Fitted Kitchen With A Breakfast Bar
- Stylish Bathroom
- Driveway
- Private Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance

12'10" x 5'5" (max) (3.93m x 1.67m (max))

The entrance hall has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

14'0" x 12'11" (max) (4.27m x 3.95m (max))

The living room has carpeted flooring, a radiator, a feature fireplace and a UPVC double-glazed window to the front elevation.

Kitchen

9'5" x 9'4" (2.89m x 2.86m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a sink and a half with a drainer and a mixer tap, an integrated oven, gas ring hob & extractor fan, space and plumbing for a washing machine, tiled walls, a radiator, tiled flooring, two UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access to the rear garden.

Corridor

8'9" x 4'10" (max) (2.69m x 1.48m (max))

The corridor has carpeted flooring and a spacious in-built storage cupboard.

Master Bedroom

12'10" x 11'11" (max) (3.93m x 3.64m (max))

The main bedroom has carpeted flooring, a radiator, fitted furniture including wardrobes, draws and a dressing table and a UPVC double-glazed window to the rear elevation.

Bedroom Two/ Dining Room

12'10" x 9'6" (3.93m x 2.91m )

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

Bathroom

9'10" x 5'5" (max) (3.00m x 1.66m (max))

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a radiator, tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, a lawned garden and access to the rear garden.

Rear

To the rear of the property is an enclosed private garden with a paved patio seating area, a lawn with a variety of plants and shrubs, access to the outdoor storage and fence panelling boundaries.

Outdoor Storage

7'8" x 5'0" (2.34m x 1.54m )

This space has ample storage space, a window and a single door to provide access.

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 - Erewash 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): £311.81

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

Property Tenure is Leasehold. Term: 125 years from 7th January 1985 Term remaining 85 years.

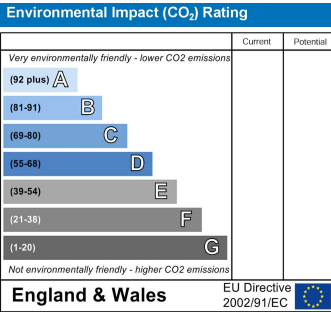
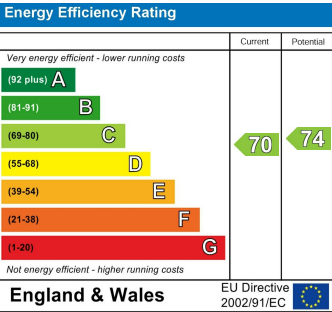
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

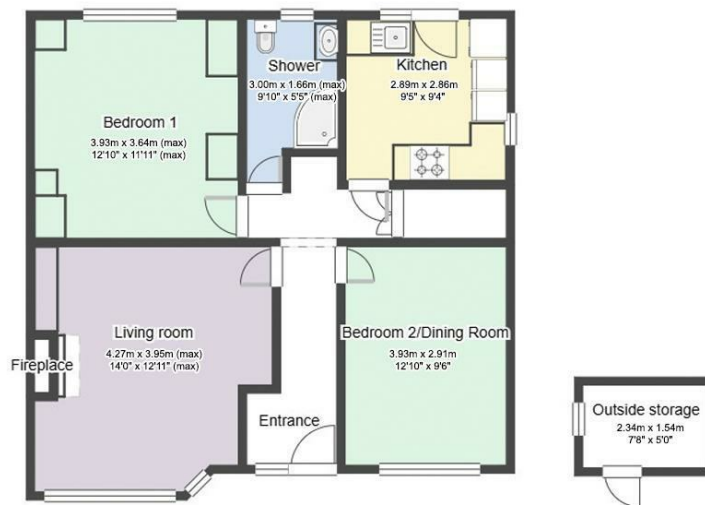
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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