

HoldenCopley

PREPARE TO BE MOVED

Wenlock Drive, West Bridgford, Nottinghamshire NG2 6UB

Guide Price £140,000 - £160,000

GUIDE PRICE £140,000 - £150,000

SPACIOUS FIRST FLOOR FLAT...

This two bedroom first floor flat would be an ideal purchase for any first time buyers as it offers spacious accommodation and is well presented throughout. Situated in one of Nottingham's most sought after residential locations and within reach of various local amenities including The River Trent and Holme Pierre Point together with easy access into the City Centre and Universities, a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway. Internally, the accommodation consists of an entrance hall, a kitchen, a spacious living room/diner and two bedrooms serviced by a three piece bathroom suite. Outside the property benefits from allocated parking and secure access into the building.

MUST BE VIEWED



- First Floor Flat
- Two Bedrooms
- Spacious Lounge Diner
- Kitchen
- Three Piece Bathroom Suite
- Off Road Parking
- Communal Gardens
- Sought After Location
- Leasehold
- Must Be Viewed

ACCOMMODATION

Porch

4'3" x 4'11" (1.3 x 1.5)

The porch has laminate flooring and a wall mounted electrical switchboard

Hallway

12'5" x 7'2" (3.8 x 2.2)

The hallway has laminate flooring, an in-built cupboard, recessed spotlights, a radiator and a wall mounted intercom system

Kitchen

9'6" x 9'6" (2.9 x 2.9)

The kitchen has laminate flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink with a mixer tap and a drainer, an integrated oven with a gas hob and an extractor hood, space and plumbing for a washing machine, a radiator, partially tiled walls and a UPVC double glazed window to the side elevation

Lounge Diner

11'9" x 15'8" (3.6 x 4.8)

The lounge diner has laminate flooring, a TV point, two radiators, space for a dining table and a UPVC double glazed window to the side elevation

Bedroom One

12'1" x 9'2" (3.7 x 2.8)

The main bedroom has laminate flooring, a radiator and a UPVC double glazed window to the side elevation

Bedroom Two

10'5" x 7'10" (3.2 x 2.4)

The second bedroom has laminate flooring, a radiator and a UPVC double glazed window to the side elevation

Bathroom

9'2" x 5'2" (2.8 x 1.6)

The bathroom has vinyl flooring, a low level flush WC, a pedestal wash basin with stainless steel taps, a panelled bath with a wall mounted shower fixture, partially tiled walls, a radiator, a shaving power socket and an extractor fan


OUTSIDE


Outside the property benefits from allocated parking, secure access into the building and communal gardens

DISCLAIMER

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.

Energy Efficiency 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			
		80	80
England & Wales		EU Directive 2002/91/EC 	

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



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Approx. Gross Internal Area of the Ground floor:
599.01 Sq Ft - 55.65 Sq M
Approx. Gross Internal Area of the Entire Property:
599.01 Sq Ft - 55.65 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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www.holdencopley.co.uk

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