

HoldenCopley

PREPARE TO BE MOVED

Caudale Court, Gamston, Nottinghamshire NG2 6PN

Guide Price £160,000 - £170,000

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NO UPWARD CHAIN...

This well-presented ground floor apartment is set in a highly popular location with superb transport links via the A52, offering seamless access to West Bridgford Town Centre, Nottingham City Centre, and the surrounding areas. Whether you're a first-time buyer looking for your perfect home or an investor seeking a great opportunity, this apartment ticks all the boxes. Additionally, Holme Pierrepont Country Park, known for its scenic beauty and recreational activities, is just a short drive away. Upon entering, you are welcomed by a spacious hallway complete with built-in cupboards, offering plenty of storage space. The living and dining areas is generously proportioned, providing a comfortable and versatile space for both relaxation and entertaining. The open-plan layout flows naturally into a modern fitted kitchen, which is equipped with ample storage and worktop space, perfect for culinary enthusiasts. The apartment boasts two large double bedrooms, both featuring built-in wardrobes. The master bedroom includes the added luxury of an en-suite bathroom-suite for convenience and privacy. A modern three-piece bathroom suite serves the rest of the apartment, offering a sleek and contemporary design. Externally, the property benefits from an allocated parking space and access to well-maintained communal areas, enhancing the appeal of this charming ground floor apartment.

MUST BE VIEWED





- Apartment
- Two Bedrooms
- Spacious Living Dining Room
- Fitted Kitchen
- En-Suite To The Master Bedroom
- Three-Piece Bathroom Suite
- Allocated Parking
- Communal Areas
- Leasehold
- Must Be Viewed





ACCOMMODATION

Hallway

Th hallway has tiled-effect flooring, a wall-mounted telecom entry system, a radiator, coving to the ceiling, in-built cupboards, and a solid door providing access into the accommodation.

Living/Dining Room

14'6" x 18'7" (4.43m x 5.68m)
The living dining room with two UPVC windows, two radiators, pace for a dining table, a TV point, an in-built cupboard, coving to the ceiling, Herringbone style flooring, and open access into the kitchen.

Kitchen

12'11" x 6'10" (3.94m x 2.09m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, a washing machine, a tumble dryer, an integrated fridge freezer, a wall-mounted boiler, tiled splashback, Herringbone style flooring, and a UPVC double glazed window.

Bedroom One

10'10" x 9'8" (3.31m x 2.95m)
The first bedroom has a UPVC double glazed window, a radiator, coving to the ceiling, in-built cupboards, carpeted flooring, and access into the en-suite.

En-Suite

7'1" x 5'1" (2.16m x 1.57m)
The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, an extractor fan, recessed spotlights, partially tiled walls, and vinyl flooring.

Bedroom Two

10'10" x 9'4" (3.31m x 2.86m)
The second has a UPVC double glazed window, a radiator, coving to the ceiling, an in-built cupboard, and wood-effect flooring.

bathroom

6'10" x 7'1" (2.10m x 2.17m)
The bathroom has a UPVC double glazed obscure window, a low level flush W/C, a pedestal wash basin, a panelled bath with handheld shower fixture, a radiator, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

To the outside is an allocated parking space, and communal areas.

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 330Mbps and Upload Speed 50Mbps
- 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 - Rushcliffe Borough Council - Band C
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): £1,350.36
- Ground Rent in the year marketing commenced (£PA): £0
- Property Tenure is Leasehold. Term : 125 years from 24TH January 2005
- Term remaining 106 years.

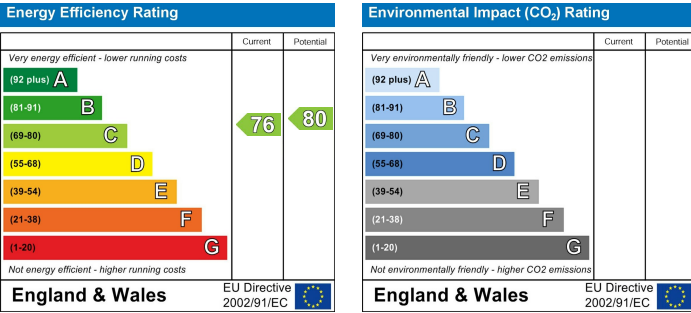
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

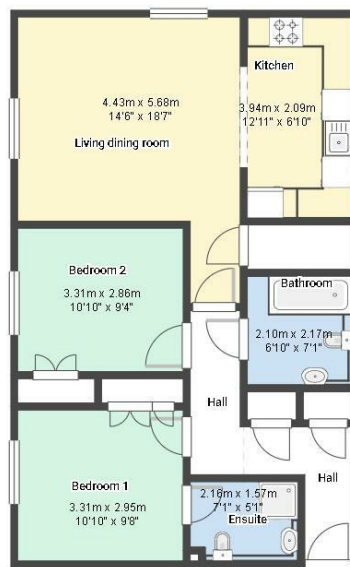
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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