

# HoldenCopley

PREPARE TO BE MOVED

Main Road, Radcliffe-On-Trent, Nottinghamshire NG12 2BJ

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Guide Price £150,000

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GUIDE PRICE £150,000 TO £160,000

## LOCATION, LOCATION, LOCATION...

This well-presented two-bedroom ground-floor flat offers an ideal starter home or a fantastic alternative to a bungalow, perfectly located in the heart of Radcliffe-on-Trent. Just a stone's throw from a range of local shops, popular eateries, and excellent transport links, this property is designed for convenience and comfort. Inside, the flat boasts a welcoming living room that flows into a modern fitted kitchen, creating a spacious open-plan feel. The accommodation is completed by a three-piece bathroom suite and two generously sized bedrooms, offering ample room for relaxation. Outside, you'll find an allocated off-road parking space to the front, while to the rear, a private garden with a patio area provides a perfect spot for outdoor dining or quiet enjoyment.

MUST BE VIEWED





- Ground Floor Flat
- Two Bedrooms
- Open Plan Living Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Private Garden
- Allocated Off-Road Parking
- Private Entrance
- Leasehold
- Popular Location





## ACCOMMODATION

### Living Room

19'9" x 12'1" (6.04m x 3.69m)

The living room has laminate flooring, space for a dining table, a TV point, a radiator, open plan to the kitchen, a single UPVC door providing access into the accommodation, and has double French doors opening out to the garden.

### Kitchen

9'0" x 12'7" (2.76m x 3.86m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, a freestanding fridge freezer, space and plumbing for a washing machine, laminate flooring, tiled splashback, a radiator, and a UPVC double-glazed window.

### Bedroom One

9'4" x 13'5" (2.85m x 4.09m)

The first bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and direct access into the bathroom.

### Bathroom

8'9" x 7'4" (2.69m x 2.24m)

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

### Bedroom Two

9'3" x 10'6" (2.82m x 3.22m)

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

## OUTSIDE

At the front of the property, there is off-road parking with side access leading to the private entrance. The enclosed rear garden features a patio area, a lawn, an outdoor tap, external lighting, and a table with seating for eight, bordered by fence panels and brick walls for added privacy.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 51 Mbps (download) 8 Mbps (upload)

Phone Signal – Mostly 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

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:

Service Charge in the year marketing commenced (£PA): £2,154.14

Ground Rent in the year marketing commenced (£PA): £175.00

Property Tenure is Leasehold. Term: 125 years from 1 January 2016 - Term

remaining 117 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.

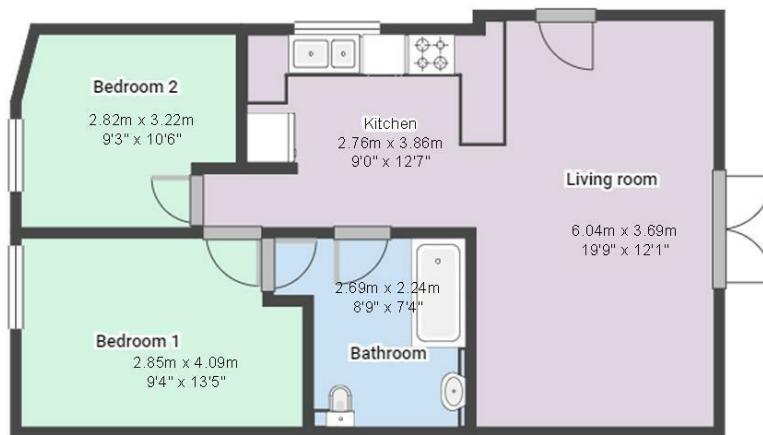
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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

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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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