

HoldenCopley

PREPARE TO BE MOVED

Robinson Close, Edwalton, Nottinghamshire NG12 4JU

25% Shared Ownership £67,500

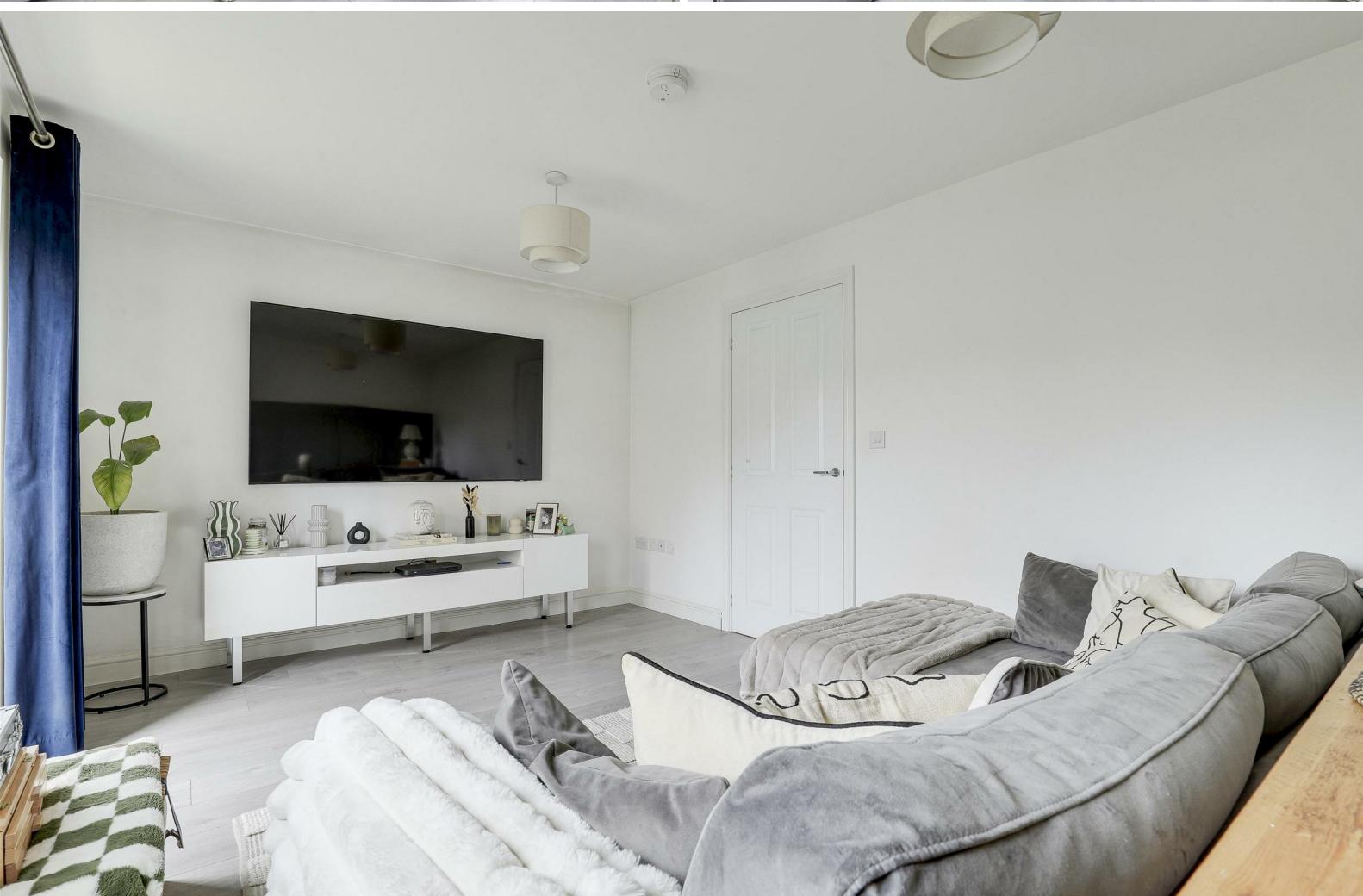
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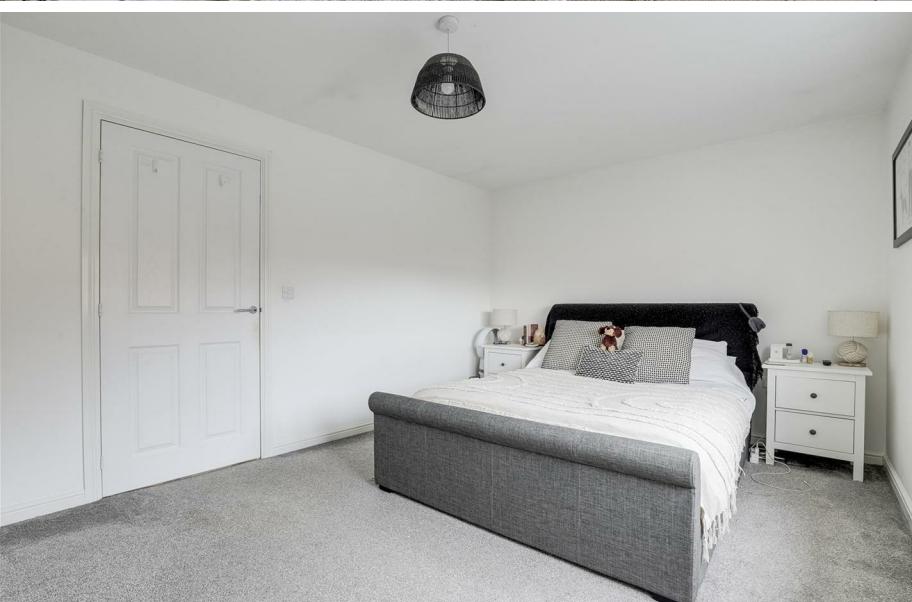


25% SHARED OWNERSHIP...

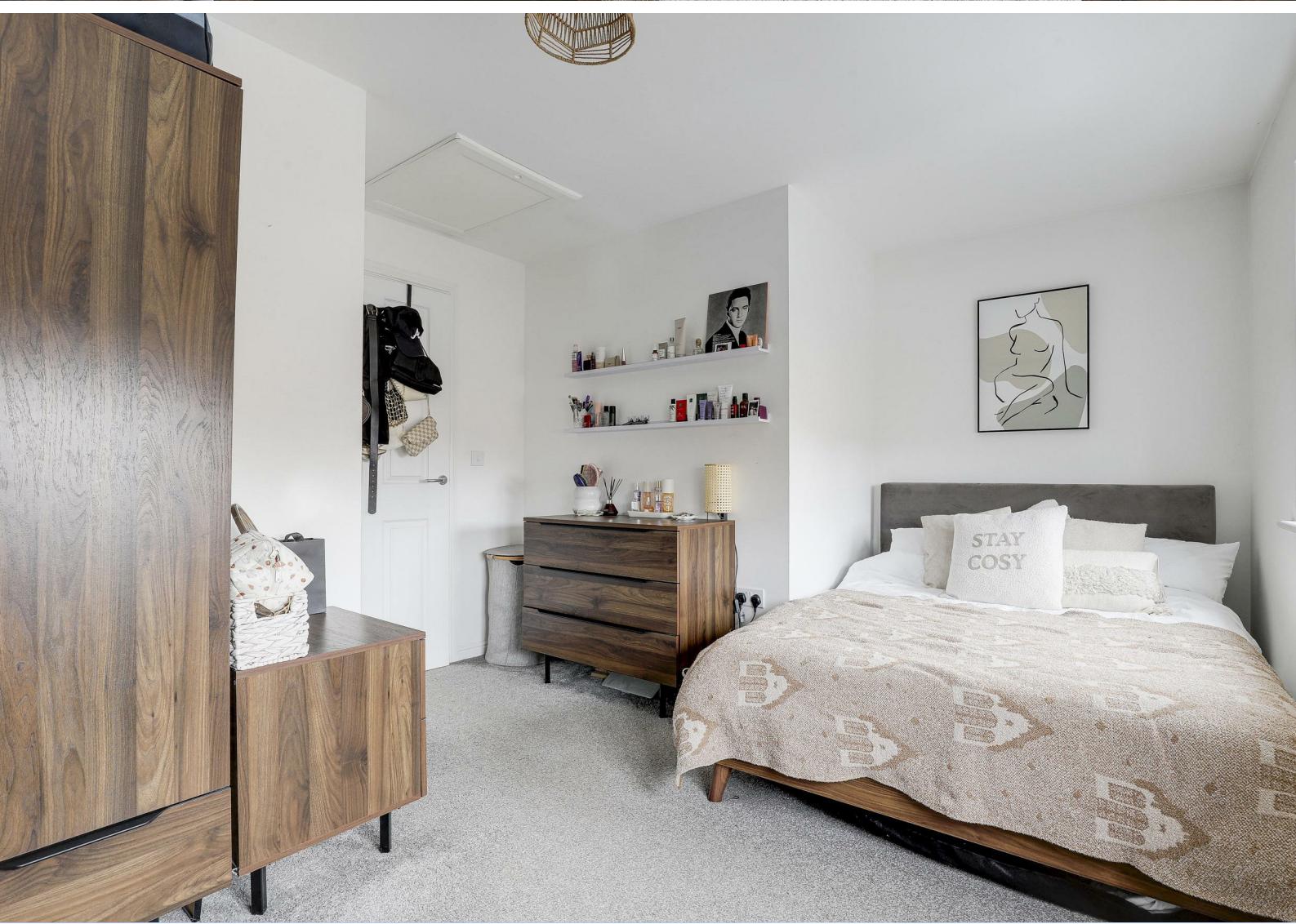
A beautifully presented two bedroom end-terraced home, offering spacious and well-planned accommodation throughout and available on a 25% shared ownership basis, making it an excellent opportunity for first time buyers to step onto the property ladder. Situated in the highly regarded village of Edwalton, the property enjoys a desirable setting known for its strong sense of community, excellent local schools, nearby amenities, and easy access to West Bridgford, Nottingham city centre, and major commuting routes including the A52. To the ground floor, the accommodation comprises an entrance hall, a modern fitted kitchen complete with integrated appliances, a ground floor WC, and a generously sized living room providing a comfortable and welcoming living space. The first floor offers two large double bedrooms, both serviced by a contemporary three-piece bathroom suite. Outside, the property benefits from a driveway to the front providing off-road parking for two vehicles, while to the rear is a low-maintenance garden featuring artificial lawn, ideal for enjoying the sun throughout the day.

MUST BE VIEWED





- End-Terraced House
- Two Spacious Double Bedrooms
- Modern Fitted Kitchen With Appliances
- Ground Floor WC
- Large Living Room
- Three-Piece Bathroom Suite
- Driveway For Two Cars
- Low Maintenance Garden
- Sought-After Location
- Higher % Available To Purchase With The Housing Company





GROUND FLOOR

Entrance Hall

6'9" x 15'9" (2.07m x 4.81m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, an in-built under stair cupboard, a wall-mounted consumer unit, a wall-mounted thermostat, and a single composite door providing access into the accommodation.

Kitchen

8'3" x 9'11" (2.52m x 3.04m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mono mixer tap and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splashback, a freestanding fridge freezer, a freestanding washer / dryer, laminate flooring, recessed spotlights, a radiator, and a UPVC double-glazed window to the front elevation.

WC

6'2" x 4'6" (1.90m x 1.38m)

This space has a low level dual flush WC, a pedestal wash basin, tiled splashback, a radiator, tile-effect flooring, and an extractor fan.

Living Room

11'5" x 15'5" (3.48m x 4.71m)

The living room has a UPVC double-glazed window to the rear elevation, laminate flooring, a TV point, a radiator, a panelled feature wall, and a single composite door providing access to the garden.

FIRST FLOOR

Landing

3'4" x 8'7" (1.04m x 2.64m)

The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom One

10'7" x 15'4" (3.23m x 4.68m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a fitted wardrobe system with two full-height cupboards, integrated drawers, and open shelving.

Bedroom Two

11'1" x 15'4" max (3.40m x 4.69m max)

The second bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, and access to the loft.

Bathroom

6'4" x 6'5" (1.95m x 1.96m)

The bathroom has a low level dual flush WC, a pedestal wash basin, an electrical shaving point, a mirrored cabinet, a panelled bath with a mains-fed shower and a glass shower screen, tile-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for two vehicles, external lighting, a lawned area, and a paved pathway leading to the front door and providing side access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, an artificial lawn, an outdoor tap, external lighting, a partial blue slate chipped border, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank –

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Other Material Issues – No

Any Legal Restrictions – 25% Shared Ownership

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

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 (£PM): £28.05

Shared Ownership Rent in the year marketing commenced (£PM): £532.49

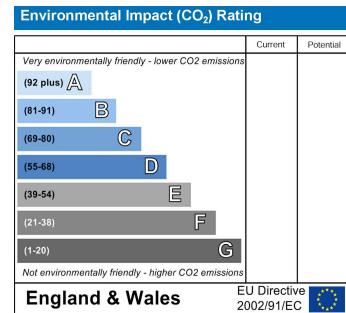
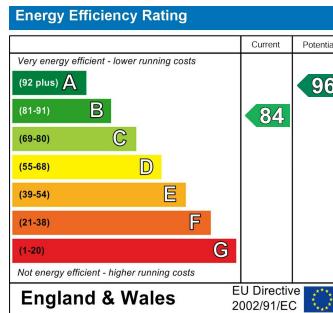
Property Tenure is Leasehold - Shared Ownership. Term: 125 years from 1 March 2020 - Term remaining 119 years.

The information regarding service charges and 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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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.





This floorplan is for illustrative purposes only.

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