

HoldenCopley

PREPARE TO BE MOVED

Stavely Way, Gamston, Nottinghamshire NG2 6QR

Asking Price £160,000

NO UPWARD CHAIN...

This third floor two bedroom flat is coming to the market with no upward chain and offers spacious accommodation, ideal for any first time buyers looking to get onto the property ladder or investors looking for their next rental purchase! Situated in the popular location of Gamston, just a stones throw away from local amenities such as shops, eateries and excellent transport links as well as being close to the Grantham Canal and Holme Pierrepont Country Park providing lovely walks. Internally, the accommodation consists of an entrance hall, a living room with French doors out to a Juliet balcony, a modern kitchen with integrated appliances and two bedrooms serviced by a shower room en-suite to the master bedroom and an additional three piece bathroom suite. Outside the property benefits from allocated parking and secure access into the building.

MUST BE VIEWED



- Third Floor Flat
- Two Bedrooms
- Bathroom & Shower En-Suite
- Spacious Living Room
- Modern Kitchen
- Allocated Parking Space
- Secure Building Access
- No Upward Chain
- Sought After Location
- Leasehold

ACCOMMODATION

Entrance
The entrance hall has carpeted flooring, a radiator, two in-built cupboards, loft access and provides access into the accommodation

Living Room
14'4" x 13'6" (4.39 x 4.12)
The living room has carpeted flooring, two radiators, UPVC double glazed windows to the front and side elevations, UPVC French doors leading out to a Juliet balcony and is open to the kitchen

Kitchen
10'7" x 6'1" (3.23 x 1.87)
The kitchen has tiled flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink and a half with a drainer and mixer taps, an integrated double oven with a gas hob and extractor hood, an integrated fridge freezer, partially tiled walls, recessed spotlights and a UPVC double glazed window to the side elevation

Bedroom One
13'8" x 9'9" (4.18 x 2.99)
The main bedroom has carpeted flooring, an in-built cupboard, a radiator, a TV point, a UPVC double glazed window to the front elevation and provides access into the en-suite

En suite
The en-suite has tiled effect flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture, partially tiled walls, a radiator, a shaving power socket, recessed spotlights and an extractor fan

Bedroom Two
9'10" x 8'9" (3.02 x 2.69)
The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation


Bathroom
6'9" x 6'2" (2.06 x 1.89)
The bathroom has tiled effect flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath, partially tiled walls, a shaving power socket and a radiator


OUTSIDE
Outside the property benefits from an allocated parking space and secure access into the building

TENURE
The vendor has advised us that this property is a leasehold with over 800 years remaining on the lease. The information provided regarding ground rent and service charge has been confirmed by the vendor however before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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	78	79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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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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