

HoldenCopley

PREPARE TO BE MOVED

Medbank Court, Silverdale, Nottinghamshire NG11 7FY

Guide Price £150,000 - £160,000

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PERFECT FIRST TIME BUY...

This first floor maisonette would be a great purchase for a first time buyer or someone looking to downsize into as the property is exceptionally well presented throughout and benefits from having approx 135 year left on the lease as well as low service and ground rent charges. This property is situated in a great location as it is within close proximity to various local amenities including The River Trent, excellent transport and commuting links, Nottingham City Centre and Universities. Internally, the accommodation comprises of a spacious living room, a newly fitted kitchen and bathroom suite complete with two good sized bedrooms. Outside is a garage within a separate block and a generous sized, well maintained private garden featuring a shed and a summer house.

MUST BE VIEWED





- First Floor Maisonette
- Two Bedrooms
- Spacious Living Room
- Modern Kitchen
- Newly Fitted Bathroom Suite
- New Boiler
- Well Maintained, Private Garden
- Garage
- Leasehold - With Approx 135 Years Left On Lease & Low Ground Rent / Service Charge
- No Upward Chain





ACCOMMODATION

Entrance Hall

The entrance hall has wood effect flooring, a radiator, carpeted stairs and a UPVC door providing access into the accommodation

Landing

The landing has a UPVC double glazed window, carpeted flooring, a radiator, an in-built cupboard, access to the loft with lighting and provides access to the first floor accommodation

Living Room

11'9" x 13'5" (3.6 x 4.1)

The living room has a UPVC double glazed window, wood effect flooring, coving to the ceiling, a radiator and a TV point

Kitchen

9'2" x 6'10" (2.8 x 2.1)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a chrome swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, tiled splash back, an integrated microwave, space and plumbing for a washing machine, space for a fridge freezer, wood effect flooring, recessed spotlights and a UPVC double glazed window

Bedroom One

14'9" x 11'9" (4.5 x 3.6)

The main bedroom has a UPVC double glazed window, carpeted flooring, a radiator, coving to the ceiling and a TV point

Bedroom Two

11'5" x 7'10" (3.5 x 2.4)

The second bedroom has a UPVC double glazed window, carpeted flooring, a radiator, coving to the ceiling and an in-built cupboard

Bathroom

5'2" x 5'10" (1.6 x 1.8)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a 'P' shaped bath with an overhead rainfall shower, a handheld shower head and a shower screen, partially tiled walls, tiled flooring, a chrome heated towel rail, recessed spotlights and a UPVC double glazed obscure window

OUTSIDE

Outside to the rear is a private enclosed garden with a lawn, a concrete pathway, a range of decorative plants and

shrubs, mature and fruit trees, a shed, a summer house, a gravelled area with a bench, a patio area, enclosed timber fencing and gated access

Garage

The single garage is in a separate block

DISCLAIMER

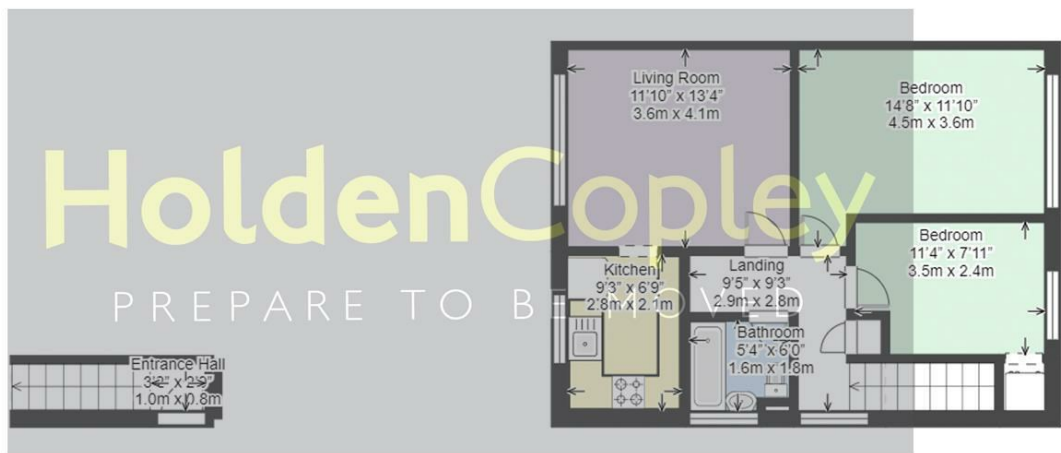
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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		
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:
31.22 Sq Ft - 2.9 Sq M

Approx. Gross Internal Area of the Entire Property:
600.95 Sq Ft - 55.83 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
569.73 Sq Ft - 52.93 Sq M

Approx. Gross Internal Area of the Entire Property:
600.95 Sq Ft - 55.83 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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