

HoldenCopley

PREPARE TO BE MOVED

Rushcliffe Rise, Sherwood, Nottinghamshire NG5 3HJ

Guide Price £80,000 - £90,000

GUIDE PRICE £80,000 - £85,000

FIRST FLOOR FLAT...

This one bedroom first floor flat would be an ideal purchase for any first time buyers or investors alike as it is well presented and is coming to the market with no upward chain. Situated close to many local amenities such as shops, eateries and excellent transport links as well as being located a stones throw away from Woodthorpe Hospital. The flat consists of a spacious lounge, a kitchen and a double bedroom serviced by a three piece bathroom suite. Outside to the front of the property is a driveway to provide off road parking and to the rear of the property is a communal garden.

MUST BE VIEWED



- First Floor Flat
- One Bedroom
- Lounge
- Kitchen
- Three Piece Bathroom Suite
- Off Road Parking
- Communal Garden
- Close To Local Amenities
- Leasehold
- Must Be Viewed

GROUND FLOOR

Entrance Hall

2'11" x 4'7" (0.9 x 1.4)

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

FIRST FLOOR

Landing

5'10" x 2'7" (1.8 x 0.8)

The landing has carpeted flooring, an in-built cupboard, a loft hatch and provides access to the first floor accommodation

Living Room

12'1" x 11'9" (3.7 x 3.6)

The living room has wood effect flooring, an in-built cupboard, a TV point, a radiator and UPVC double glazed window to the front and rear elevations

Kitchen

8'6" x 9'2" (2.6 x 2.8)

The kitchen has tiled effect flooring, a range of fitted base and wall units with fitted wooden countertops, a stainless steel sink with mixer taps and a drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, a radiator and a UPVC double glazed window to the rear elevation

Bedroom

11'9" x 9'6" (3.6 x 2.9)

The bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bathroom

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

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel taps, a panelled bath with a wall mounted shower fixture and a glass shower screen, partially tiled walls, a radiator and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking for one vehicle


Rear


To the rear of the property is a communal mature garden with a shed

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		76
(81-91) B		
(69-80) C		
(55-68) D	65	
(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:
43.59 Sq Ft - 4.05 Sq M
Approx. Gross Internal Area of the Entire Property:
442.4 Sq Ft - 41.1 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:
398.8 Sq Ft - 37.05 Sq M
Approx. Gross Internal Area of the Entire Property:
442.4 Sq Ft - 41.1 Sq M

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