



24A West Furlong,
Cotgrave, NG12 3NL

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Thomas James are delighted to bring to market this one bedroom first floor apartment, situated in the village of Cotgrave within walking distance of the excellent local amenities the village has to offer including shops, primary schools, churches, country park, leisure centre, golf course, and state of the art doctors surgery and library hub.

The immaculately presented accommodation has been updated to an exceptional standard and includes a private entrance hall to the ground floor, with stairs rising to the first floor accommodation. The first floor accommodation comprises a large landing area, open plan living area/kitchen with patio doors opening onto a balcony, plus a double bedroom and a fitted shower room.

An ideal first time buy. Viewing is essential.

Guide Price £100,000





GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Leading into the:-

Entrance Hall

Stairs rising to the first floor, spotlighting, vinyl floor covering.

FIRST FLOOR ACCOMMODATION

First Floor Landing Area

Loft access hatch, laminate flooring, ceiling light point, radiator with decorative cover, large store cupboard, and doors leading through to the bedroom, shower room, and the:-

Open Plan Kitchen / Living Area

KITCHEN AREA:- Fitted with a range of white high gloss wall, drawer and base units, with tiled splash backs and roll top work surfaces over, sink and drainer unit with mixer tap, built-in electric fan assisted oven, built-in electric hob with a stainless steel hood over, microwave, washing machine and fridge/freezer. Tiled flooring, ceiling light point, wall mounted boiler, UPVC double glazed window with made-to-measure blinds to the front elevation, and open plan access through to the:-

LIVING AREA:- Laminate flooring, radiator with decorative cover, ceiling light point, SKY connection point, and UPVC sliding patio doors opening to the BALCONY (with a decked area, ideal for sitting and entertaining).

Bedroom One

A large and spacious room with a UPVC double glazed window with made-to-measure blinds to the rear elevation, wardrobes and matching bedside tables, laminate flooring, ceiling light point, radiator.

Shower Room

Fitted with a contemporary three piece suite comprising a low level flush w/c, wash hand basin with vanity drawers below, and a walk-in shower enclosure with a mains fed shower.

Wall mounted mirror fronted cabinet, spotlighting, radiator, large mirror fronted store cupboard, and an opaque UPVC double glazed window to the front elevation.

OUTSIDE

To the front of the property there is generous communal off road parking, available on a 'first come, first served' basis. A pathway leads to the FRONT ENTRANCE DOOR.

To the rear there is a communal garden.

Leasehold

We understand that the property is leasehold, with a 125 year lease having commenced on the 11th November 1991.

We are informed that a Service Charge for the outside spaces of £9.06 is payable per calendar month.

For more information, please contact Thomas James.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

Directions

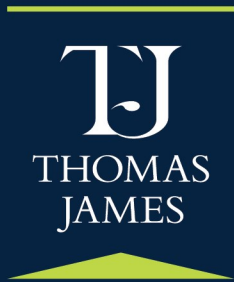
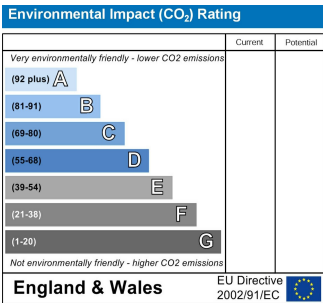
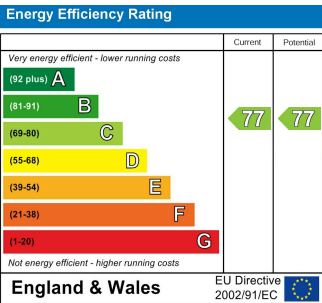
West Furlong can be located off Ring Leas from Woodview and Candleby Lane, Cotgrave, Nottinghamshire.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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