

HoldenCopley

PREPARE TO BE MOVED

Brookfield Court, Arnold, Nottinghamshire NG5 7FG

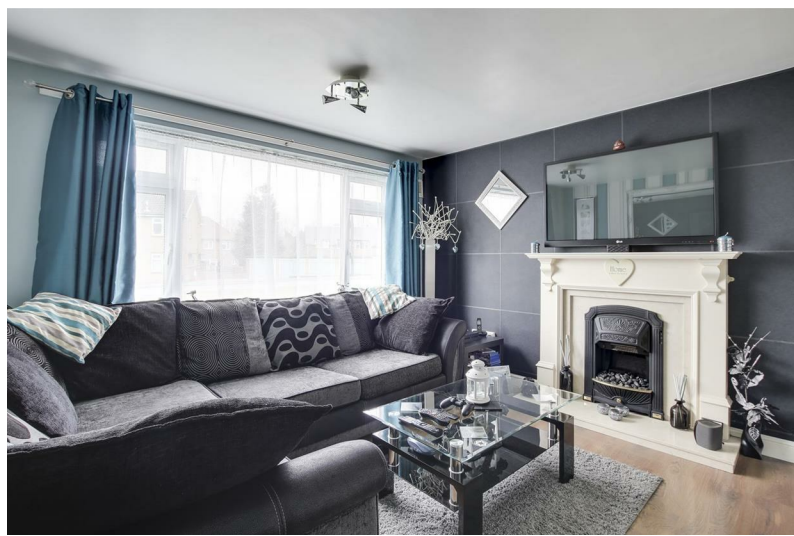
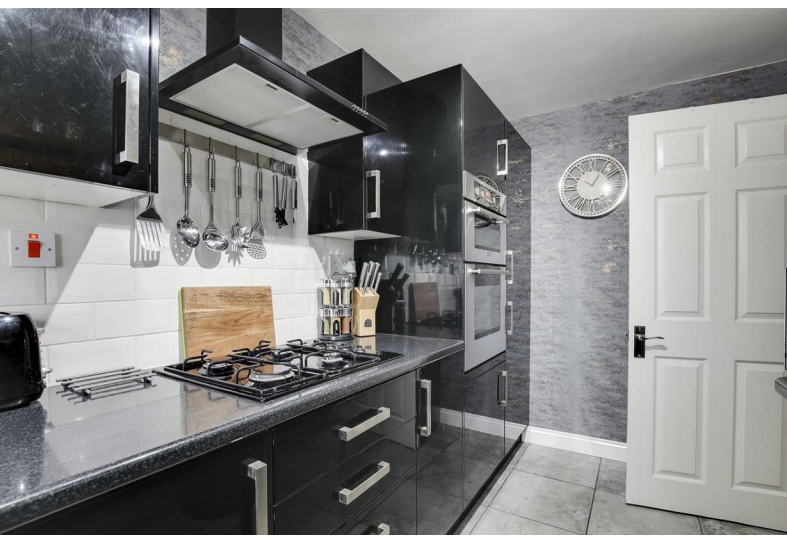
Guide Price £90,000 - £100,000

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WELL PRESENTED FLAT...

This ground floor one bedroom property would be ideal for any first time buyers or landlords alike as it is well presented throughout and offers spacious accommodation. Situated in the popular location of Arnold which is host to a range of local amenities such as shops, eateries and excellent transport links into the City Centre. The flat consists of a modern kitchen, a spacious lounge and a double bedroom serviced by a three piece bathroom suite. Outside the property benefits from off road parking and a communal garden area.

MUST BE VIEWED



- Ground Floor Flat
- One Bedroom
- Modern Kitchen
- Spacious Lounge
- Three Piece Bathroom Suite
- Off Road Parking
- Communal Gardens
- Close To Local Amenities
- Leasehold
- Must Be Viewed

ACCOMMODATION

Entrance Hall

2'11" x 14'1" (0.9 x 4.3)

The entrance hall has laminate flooring, a radiator, an in-built cupboard and provides access into the accommodation

Living Room

13'9" x 10'9" (4.2 x 3.3)

The living room has laminate flooring, a feature fireplace with a decorative mantelpiece with a hearth, a TV point, a radiator, space for a dining table and a UPVC double glazed window to the side elevation

Kitchen

6'2" x 12'1" (1.9 x 3.7)

The kitchen has tiled flooring, a range of fitted base and wall units with fitted countertops, a sink and a half with a drainer and stainless steel mixer taps, an integrated double oven, an integrated gas hob with extractor fan, space and plumbing for a washing machine and a dishwasher, partially tiled walls, a wall mounted boiler and a UPVC double glazed window to the rear elevation

Bedroom

10'9" x 11'9" (3.3 x 3.6)

The bedroom has laminate flooring, a fitted double wardrobe, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

7'10" x 4'11" (2.4 x 1.5)

The bathroom has floor to ceiling tiles, a low level flush WC, a feature glass wash basin, a panelled bath with a wall mounted shower fixture and a glass shower screen, a chrome heated towel rail and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Outside the property benefits from off street parking and communal gardens

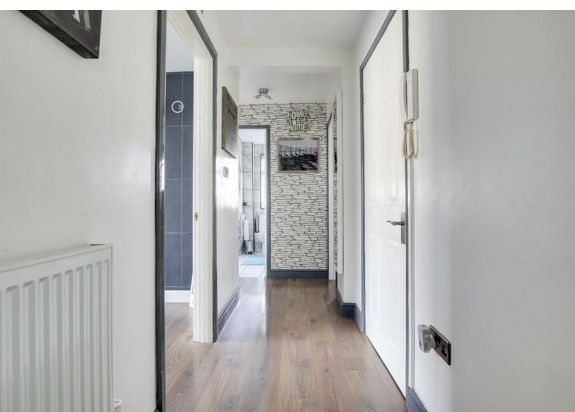
DISCLAIMER

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		



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Approx. Gross Internal Area of the Ground floor:

493.63 Sq Ft - 45.86 Sq M

Approx. Gross Internal Area of the Entire Property:

493.63 Sq Ft - 45.86 Sq M

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