





£39,000 25% Share

Dunstan Court
Netherfield
Nottingham
Nottinghamshire
NG4 2SL

EPC Rating 'B'

A great opportunity to take that all important step to home ownership with a 25% share in this modern end town house with the option to staircase your ownership to a full 100%. The amount shown covers the 25% share with the remainder being held by NCHA (Nottingham Community Housing Association) to whom there will be a monthly rental amount due to cover the remaining share. The property is presented to the highest standard throughout and is both double glazed and centrally heated. In brief the accommodation comprises reception hallway, lounge, impressive dining kitchen with walk in store cupboard and cloakroom with WC completes the ground floor. To the first floor are two really good sized double bedrooms and bathroom fitted with a modern white suite. To the outside there is a gated driveway to the front providing off road parking whilst to the rear there is a low maintenance courtyard garden. The property is close to an excellent range of amenities including shops, schools, public transport links including rail and recreational facilities. This really is an excellent opportunity for anyone wanting to take their first steps on the housing ladder with the versatility to increase your ownership or possibly buy a greater share from the outset. Speak to a member of our team for more details and to book your viewing appointment.





RECEPTION HALL

Composite entrance door, cloaks cupboard, radiator, and stairs to the first floor.

LOUNGE

9' 10" (widening to 3.93m) x 12' 8" (3.00m x 3.88m)
Dual aspect uPVC double glazed windows to both the front and side elevations and radiator

DINING KITCHEN

12' 10" x 9' 7"
(3.92m x 2.93m) Fitted with a contemporary range of wall and base cupboards with work surfaces over, one and a half bowl stainless steel sink unit and drainer, built-in electric oven and gas hob with stainless steel splashback and canopy hood over, cupboard housing the Potterton, combination central heating boiler, space for a fridge freezer, plumbing for a washing machine, radiator, uPVC double glazed window and door to the rear garden, door to a walk in store cupboard and door to the cloakroom

CLOAKROOM

Low flush WC, wash basin, extractor and radiator.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

16' 1" x 9' 2"
(4.92m x 2.80m) maximum measurements Dual aspect uPVC double glazed windows to the front and side elevations, store cupboard and radiator.

BEDROOM TWO

13' 1" x 8' 9" (4.01m x 2.68m) uPVC double glazed window to the rear and radiator.

BATHROOM

Fitted with a modern suite in white comprising low flush WC, pedestal wash basin and panelled bath with mains fed shower over, part tiled walls, radiator, extractor and opaque uPVC double glazed window.

OUTSIDE

To the front is a gated driveway whilst to the rear is a private, low maintenance courtyard garden.

LEASE & SERVICE CHARGES

The lease runs from 01/06/2016 for 125 years

Monthly rent is £218.12 and the service charge (which includes building insurance) is £12.04 monthly.

The purchaser will also need to meet NCHA criteria, details on request.

(Please note any client wishing to purchase must ensure these figures are correct before purchasing the property).

Tenure: Share of Freehold

Council Tax Band A

Local Authority: Gedling Borough Council

Property Directions:

On entering Netherfield on Victoria Road passing Lidl on your left hand side continue along taking the third turning on the right into Dunstan Street; Dunstan Court can be found just before the break in the road on the left hand side identified by our for sale sign.

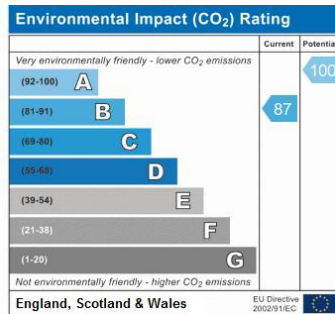
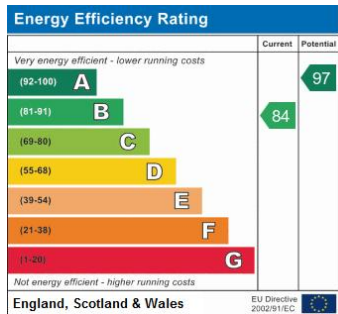
GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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