



Bourne Drive, Langley Mill Nottingham NG16 4BJ

welcome to
Bourne Drive, Langley Mill
Nottingham

- DUPLEX APARTMENT
- OFF STREET PARKING
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER AREA
- IDEAL FIRST TIME BUY

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 652.38
Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over
£110,000

view this property online williamhbrown.co.uk/Property/KBY109950



Property Ref:
KBY109950 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Open Plan Lounge Kitchen Diner
17' 3" max x 11' 5" max (5.26m max x 3.48m max)
Bedroom One
15' 4" max x 12' 10" max (4.67m max x 3.91m max)
Duplex apartment with main bedroom on the top floor, spacious double with fitted wardrobes and designated dressing area

Bedroom Two
9' 3" max x 8' 11" max (2.82m max x 2.72m max)
Bathroom
Allocated Parking Spot



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