



£93,000

Radburn Court, Nottingham NG9 8LE

Flat | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- NO UPWARD CHAIN
- First Floor Maisonette
- Two Bedrooms
- Communal Gardens
- Close By To Local Amenities
- Council Tax Band A

## Property Description

Derbyshire Properties are pleased to offer to the sales market this first floor maisonette offered with no upward chain.

## Main Particulars

Derbyshire Properties are pleased to offer to the sales market this first floor maisonette offered with no upward chain. The accommodation in brief comprises: Entrance hallway, lounge, two bedrooms, kitchen and bathroom. Outside there are communal areas and bin store. Suitable for first time buyer, investor or couple.

### Additional Information

It is understood that the property is on a 125 year lease via Broxtowe Borough Council from the date of 26th January 2004

The ground rent is £10 per annum and the service charge for year ending 2023 was £250.56 this may fluctuate slightly and we advise that you fully confirm this information prior to exchange of contracts with your Solicitor.

### Location

Situated in Stapleford, bordering Trowell, this property is ideally located close to a range of nearby transport links such as the A52, M1 and Nottingham Tram line as well as good local schooling and nearby shopping and the countryside.

### Disclaimer

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 will be 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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