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58 Rushworth Close, Nottingham, NG3 3PG
Offers in excess of £95,000

Goodmove present this Two-Bedroom Ground Floor Flat – In Need of Modernisation on Rushworth Close, Nottingham, NG3.

The property offers spacious accommodation throughout and excellent potential for improvement, situated within easy reach of Nottingham City Centre.

The property comprises an entrance hallway, spacious living room, separate kitchen, two bedrooms, shower room and separate WC. Offering generous potential, the flat presents an excellent opportunity for buyers wishing to modernise and add value.

Situated on Rushworth Close in the NG3 area of Nottingham, the property benefits from convenient access to a range of local amenities, schools, shops and public transport links. Nottingham City Centre offers an extensive selection of shopping, restaurants and leisure facilities, while regular bus services provide connections across the city. Nottingham Railway Station offers onward regional and national rail connections.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.

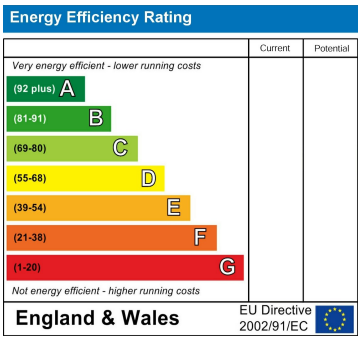
Leasehold Information

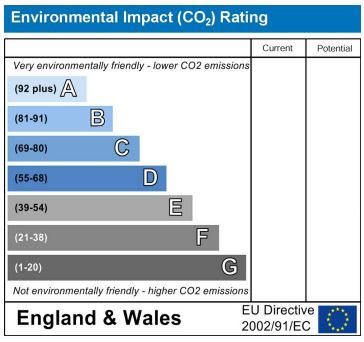
86 years remaining on the lease
Ground rent: £200 per annum
Maintenance charge: £10 per year

This information is provided by the vendor and should be verified during the conveyancing process.

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





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