



Apartment 1, Valeview House, Candleby Lane,
Cotgrave, NG12 3FY

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Thomas James are delighted to offer this modern apartment to the market.

Occupying a ground floor position, the property provides accommodation including; an entrance hallway, an open plan reception room incorporating the living area and the fitted kitchen area, plus two bedrooms, and a Jack & Jill style bathroom.

Benefiting from UPVC double glazing, electric heating, and a security intercom entry phone system, the property also has a private garden area (access is granted across for a neighbouring property), one allocated car parking space on site, and access to visitors car parking spaces.

Situated in a pleasant central location in the highly regarded south Nottinghamshire village of Cotgrave, Valeview House is within easy reach of excellent local facilities including; shops and churches, an outstanding primary school, a leisure centre with swimming pool, a state of the art doctors surgery and library hub, public houses, a golf course, and a country park. There are transport links and main road routes to Nottingham, Leicester, Newark and beyond.

Offered to the market with no upward chain.

£129,950





COMMUNAL ACCOMMODATION

The communal door (operated by a security intercom entry phone system with an electric door release) opens to the communal entrance hallway.

Access to the apartment is at this ground floor level.

PRIVATE ACCOMMODATION

The wood entrance door opens to the entrance hallway. The entrance hallway has a useful cloaks cupboard (housing the consumer unit), and a door opening into the open plan reception room.

The open plan reception room incorporates the fitted kitchen area, and the living area.

The kitchen area has a range of matching wall, drawer and base units, roll edge work surfaces, and integrated appliances including: a washing machine, a dishwasher, a fridge/freezer, an electric oven, and a hob.

The living area has a windows to the front and side, a wall mounted electric heater, and a door opening to the inner hallway.

The inner hallway has an airing cupboard housing the hot water cylinder, and doors opening into both bedrooms, and the Jack & Jill style bathroom.

With doors from inner hallway and bedroom one, the Jack & Jill style bathroom has a three piece suite in white comprising: a panelled bath with jacuzzi jets and a shower and glazed screen over, a pedestal wash hand basin, and a wc. There is an open window to the side.

Bedroom one is double in size, and has a window to the front, and built in wardrobes.

Completing the accommodation, bedroom two is single in size, and has a window to the side.

PRIVATE EXTERNAL AREA

The apartment enjoys a private courtyard style garden, located outside of the living room and bedroom one.

****Interested parties should note that access across this garden area is allowed for the occupiers of apartment 4, to enable them to gain access to their garden.****

EXTERNAL COMMUNAL AREA

Valeview House has wrought iron double gated vehicular access from Candleby Lane, along with a further wrought iron gate giving pedestrian access.

The block paved driveway gives access to the parking area. Steps lead up to the communal entrance door.

There is one an allocated car parking space for the apartment one, plus access to visitors car parking spaces.

There is also a communal (brick built) bin store.

Leasehold Information

We understand that this property is leasehold, with the balance of the original 125 year lease, which commenced in 2007, remaining.

We are advised that an annual service charge of £990.00 is levied, along with an annual ground rent of £150.00.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,993.48.

Referral Arrangement Note

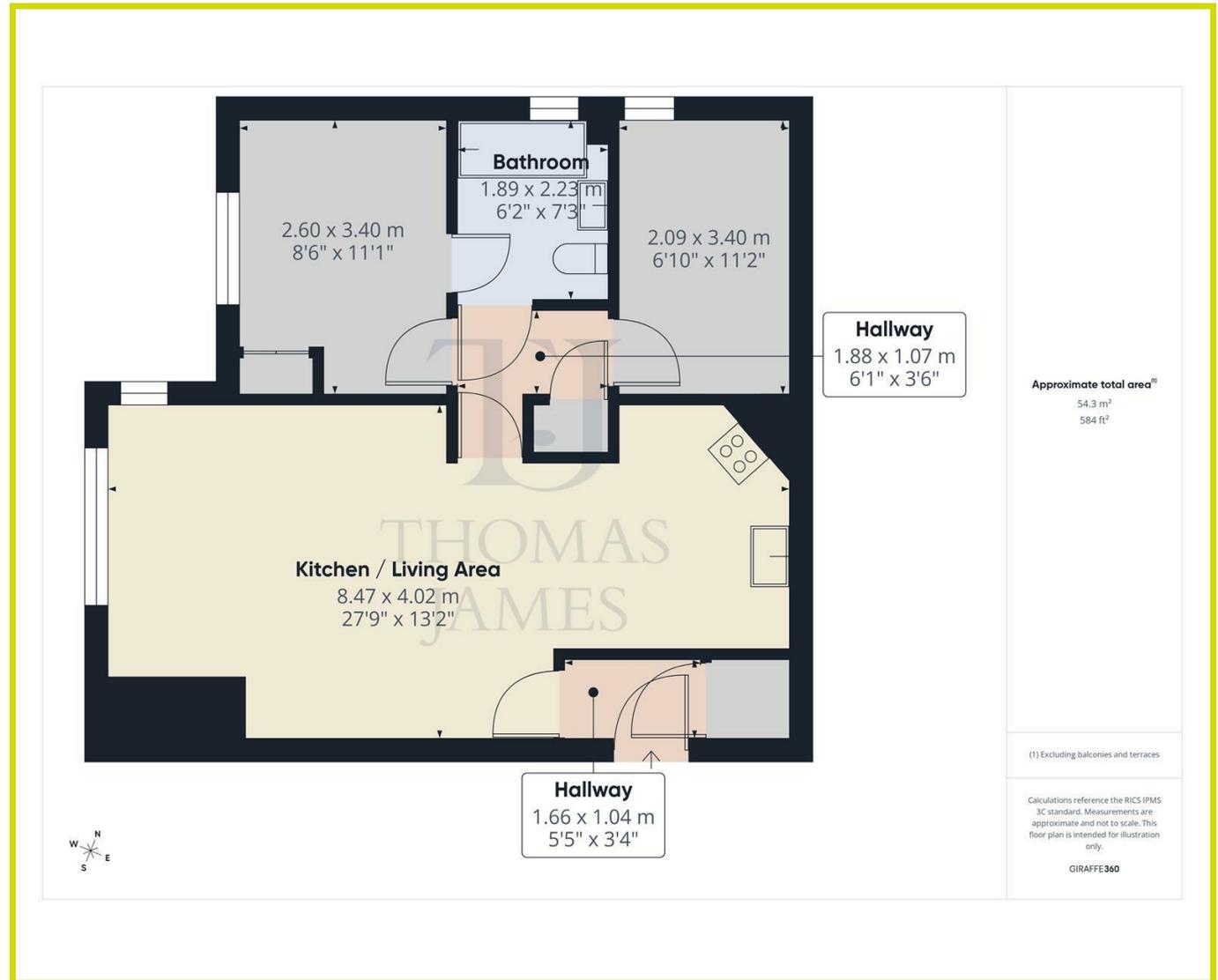
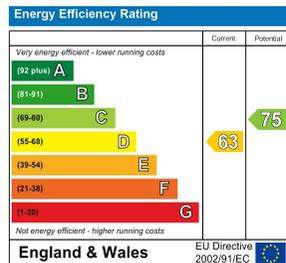
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MONEY LAUNDERING

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Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

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