



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

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Thomas James are delighted to offer this well presented apartment to the market.

Occupying a ground floor position within Valeview House, the apartment provides accommodation including an entrance hall, an open plan living area incorporating the kitchen, plus two double bedrooms, and a fitted bathroom.

Benefiting from a security entry system, an alarm, UPVC double glazing, and recently installed electric heating, the property enjoys a private rear garden, and has an allocated parking space within the grounds of the popular secure gated development.

Valeview House is situated close to the heart of the south Nottinghamshire village of Cotgrave. The village has an extensive range of local facilities including primary schools, a leisure centre with swimming pool, shops and churches, a state of the art doctors surgery and library hub, public houses, a country park and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Viewing is recommended.

Guide Price £165,000





ACCOMMODATION

The communal entrance door (with security entry phone system, keypad and electric door release) opens into the communal entrance hall. From here there is access to the private entrance door.

The private entrance door opens to the entrance hall of the apartment. The entrance hall has a cloaks storage space, and a door into the open plan living area.

The kitchen area is fitted with base and drawer units, and roll edge work surfaces. There is space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, plus a built in electric oven, and an electric hob with a stainless steel extractor hood over. The kitchen is open to the bright, spacious living room, which over looks the garden, and has French doors giving access out.

From the inner hallway, there are doors into the bedrooms, and the bathroom. The airing cupboard (housing the hot water cylinder) is also in the inner hallway.

The bathroom is fitted with a high specification suite in white which includes; a panelled bath with whirlpool jets and a mains fed shower over, plus a low flush wc, and a pedestal wash hand basin.

The main bedroom overlooks the rear, and has built in wardrobes, whilst the second bedroom overlooks the side.

OUTSIDE

Valeview House is accessed via double (vehicular) wrought iron gates, and a single (pedestrian) wrought iron gate, from Candleby Lane.

The driveway leads to the allocated and guest car parking spaces, the bin store, and also to the entrance door (which can be accessed via steps or a ramp).

The apartment has a private garden to the rear, with an attractive patio seating area, a shaped lawn, and raised flower and shrub beds. The garden has hedged and fenced boundaries, external lighting, and a gated pathway leading around to the front of the building.

Leasehold

We are advised that the property is leasehold.

We understand that the 125 year leased commence in 2007.

A Management Charge of £990.00 per annum is levied, plus a Ground Rent of £125.00.

For further information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,818.06.

Referral Arrangement Note

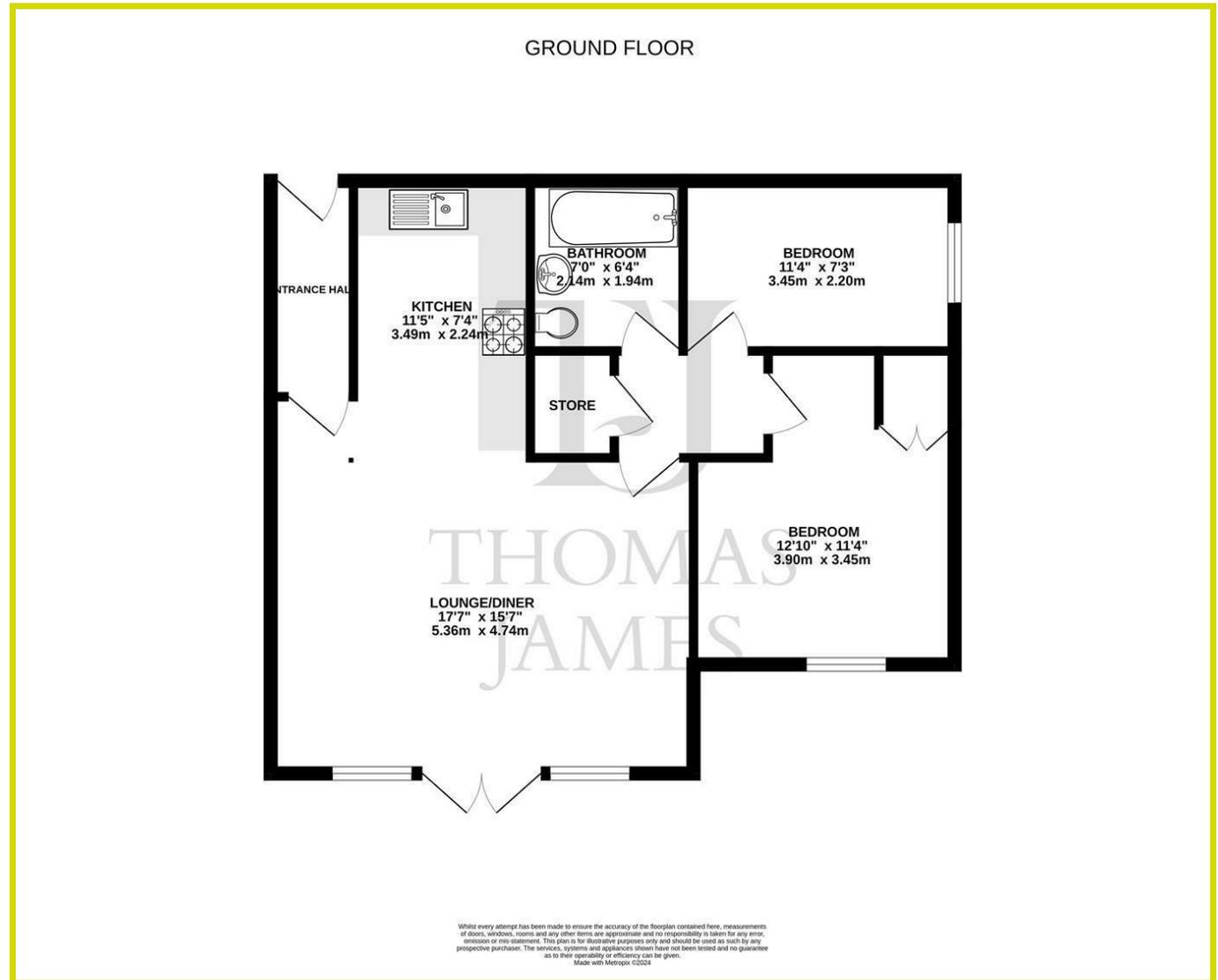
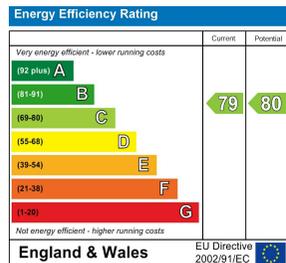
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