



8 Claypit Walk,
Wilford, NG11 7HA

8 Claypit Walk, Wilford, NG11 7HA

NO CHAIN

Occupying a first floor position, this modern apartment provides accommodation including; an entrance hallway, an open plan reception room (incorporating the breakfast kitchen area, and the living/dining area) with a Juliette style balcony and a further balcony providing an outside seating area, plus a bedroom with a built in wardrobe, and a fitted bathroom.

Benefiting from gas central heating and double glazing, the property also has a security alarm, security telephone entry system and allocated parking space nearby.

Situated in the popular south Nottinghamshire suburb of Wilford, the property is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre. There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.

Viewing is recommended.

Guide Price £169,000





COMMUNAL ACCOMMODATION

The communal entrance door (with a security telephone entry system) opens to the communal entrance hallway.

PRIVATE ACCOMMODATION

The private entrance door opens to the entrance hallway. The entrance hallway has the security telephone entry system, two storage cupboards (one with shelving, and one housing the meters), laminate flooring, doors opening into the bedroom, and the bathroom, and access to the open plan reception room.

The bathroom has a bath with a mixer tap, an electric shower and a glazed screen over, a wash hand basin with a mixer tap over, and a wc. There is a window to the rear, a ceiling light point, a radiator, part tiling to the walls, and laminate flooring.

The bedroom has a window to the front, a radiator, a ceiling light point, laminate flooring, and a built in wardrobe.

The open plan reception room incorporates the breakfast kitchen, and the living/dining areas.

The breakfast kitchen area has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, plus an electric oven, and a four ring gas hob with an extractor hood over. The Ideal Logic 30 combination boiler is housed in a cabinet here, there is a window to the rear, laminate flooring, and open access to the living/dining area.

The living/dining area has two windows, a radiator, laminate flooring, French doors opening to a Juliette balcony, and further French doors opening to a balcony, overlooking the area.

There is an allocated parking space situated nearby.

LEASEHOLD INFORMATION

The lease agreement initially for 125 in 2007 leaving 104 remaining.

The current annual ground rent is £150.00.

The current service charge is £829.71 paid twice a yearly.

Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2025/2026 £2,065.93.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



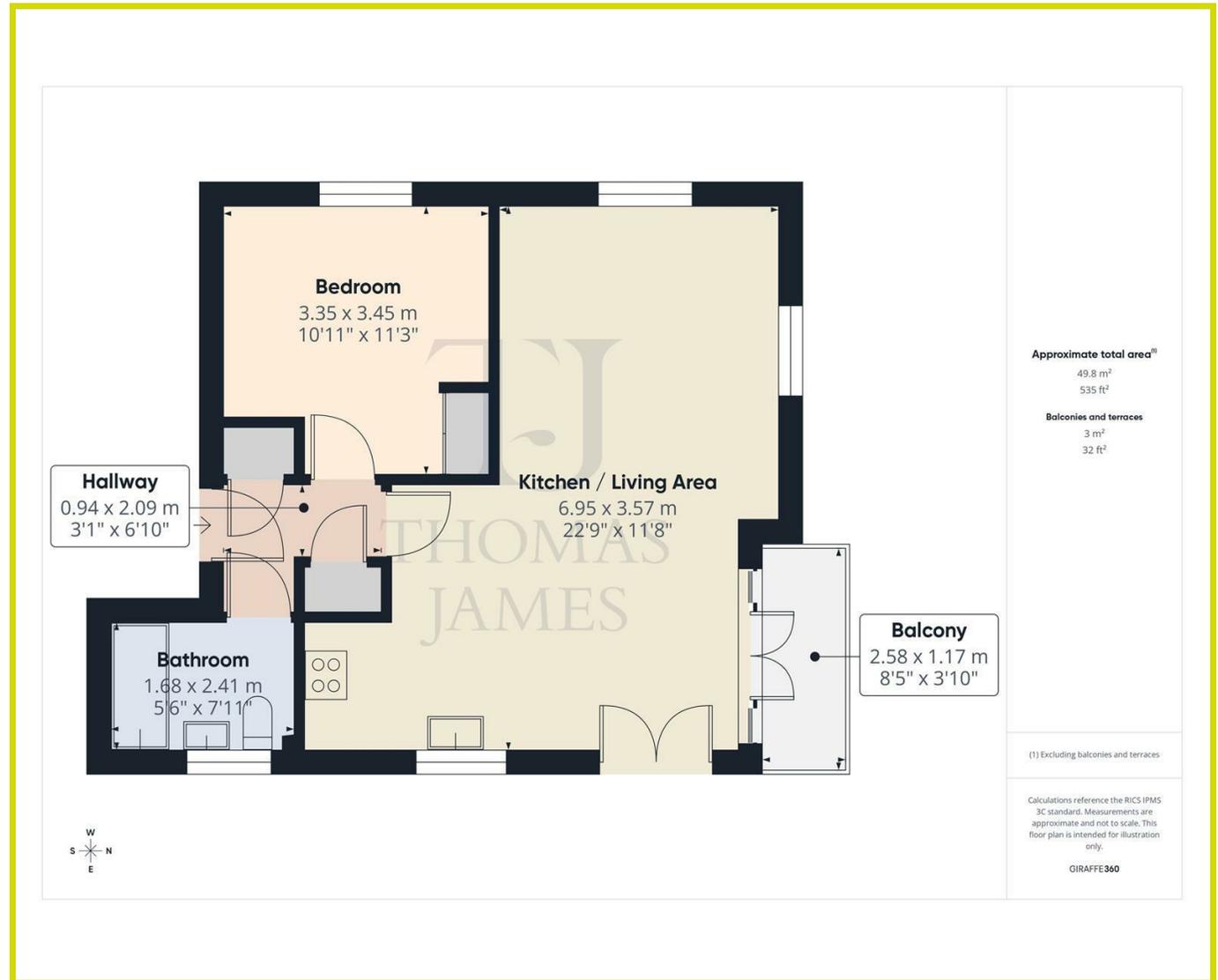
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

