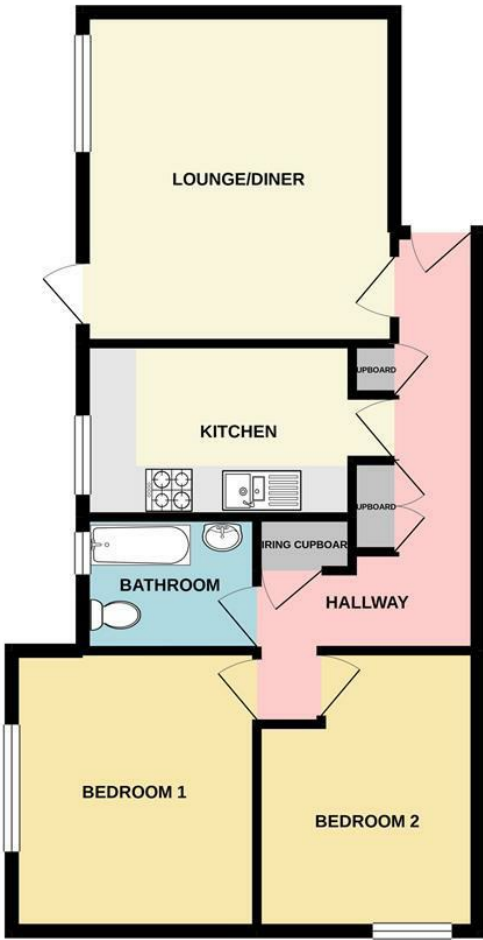


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 | 71      | 73                         |
| (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<br>2002/91/EC |



2 Lincoln House, Redcliffe Gardens, Nottingham, NG3 5AT  
£130,000

2      1      1      C

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

- Two double bedrooms
  - Integrated appliances
- Bathroom with electric shower
  - Residents parking
- Ground floor
  - Investment opportunity!

FANTASTIC FTB/INVESTEMENT PROPERTY!! Located in the sought after suburb of Mapperley Park is this ground floor apartment which forms part of the desirable Redcliffe Gardens development. The property is also CURRENTLY LET AND MANAGED, and could therefore be bought with the tenant in-situ, making a great investment opportunity! With 2 DOUBLE BEDROOMS, hall with security entry phone, lounge diner with door leading out to the communal gardens, kitchen with INTEGRATED OVEN & HOB and bathroom with electric shower. UPVC double glazing and gas central heating with Worcester Bosch gas boiler and residents parking.

IMPORTANT NOTE:

This property is currently let on a Periodic Assured Shorthold Tenancy, with a rental income of £620pcm (as at 1st March 2026) and could be bought with the tenant in-situ.

Hallway

Entrance door from the communal lobby, security entry phone, store cupboard, double cloaks cupboard and separate airing cupboard. Radiator and doors to all rooms.

Lounge Diner

13'9" x 12'11" (4.2m x 3.95m)  
Radiator and UPVC double glazed window and door leading out to the communal gardens.

Kitchen

12'11" max x 7'2" (3.95m max x 2.2m)  
A range of wall and base units in high gloss white with polished granite style worktops and inset stainless steel sink unit and drainer. Brushed steel trim electric oven, four ring halogen hob and steel extractor canopy, plumbing for a washing machine, tiled floor, radiator and UPVC double glazed window.

Bedroom 1

11'7" x 10'2" (3.55m x 3.1m)  
UPVC double glazed window and radiator.

Bedroom 2

11'9" x 9'2" (3.6m x 2.8m)  
UPVC double glazed window and radiator.

Bathroom

7'2" x 5'6" (2.2m x 1.7m)  
Bath with full-height tiling and electric shower with half tiling to the remaining walls. Push button toilet, pedestal wash basin, tiled floor, extractor fan, electric shaver point and UPVC double glazed window.

Outside

The building stands within maintained communal gardens and grounds with residents parking.

Material Information

TENURE: Leasehold  
LEASE DETAILS: 189 years from March 1996  
GROUND RENT: £40 PA (TBC)  
SERVICE CHARGE: £1539.00 for 2025/26  
COUNCIL TAX: Nottingham City - Band A  
PROPERTY CONSTRUCTION: cavity brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
C U R R E N T P L A N N I N G PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: very low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: n/k  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: no  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please

visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Steps up to communal hallway/lobby

\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*  
Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.

