



55b Mapperley Road, Mapperley Park, NG3 5AQ

Price Guide £350,000



Marriotts





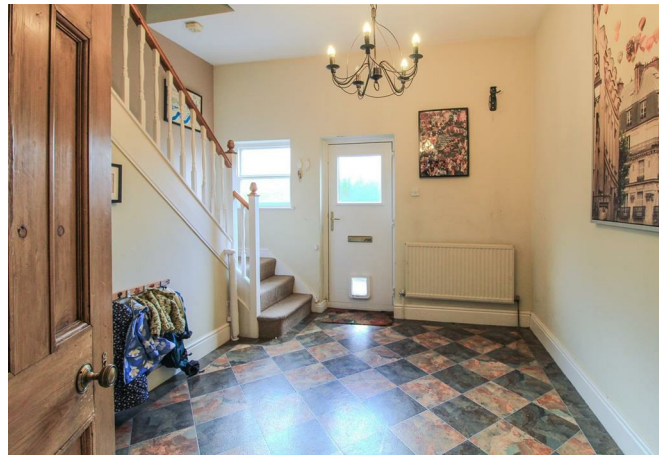


# 55b Mapperley Road

## Mapperley Park, NG3 5AQ

- GUIDE PRICE £350,000 to £375,000
- 4 bedrooms, 1 en-suite and main bathroom
- Roof terrace, shared rear garden and residents parking to the front
- Top floor duplex apartment, being sold with no upward chain
- Dining room with open arch into the kitchen, spacious lounge
- Conveniently close to Nottingham city centre and the vibrant amenities of Sherwood

**GUIDE PRICE £350,000 to £375,000 - NO UPWARD CHAIN.** First-floor duplex apartment, set within a charming period property. Comprising 4 bedrooms, one with an en-suite and bedroom 3 currently being used as a study. Large entrance hall, dining room with an open arch into the modern fitted kitchen, large lounge, landing with eave space and access to the roof terrace, main bathroom with a 3-piece suite. To the rear, the property has use of the shared garden, and to the front, the apartment includes residents' parking.



**Price Guide £350,000**



### Overview

**GUIDE PRICE £350,000 to £375,000.** Located on Mapperley Road in Nottingham, this charming first-floor duplex apartment seamlessly combines period elegance with modern convenience. Housed within an attractive building dating back to 1900, the spacious accommodation makes this property an ideal choice for families or professionals in search of room to breathe.

Upon entering, you are welcomed by a large entrance hall with stairs to the 2nd floor, a good sized understairs storage cupboard and access into the dining room. Perfect for entertaining guests or enjoying quiet evenings at home, the dining room has an open arch into the modern fitted kitchen which enjoys views over the rear garden and the large comfortable lounge is also access from the dining room. The apartment features four well-proportioned bedrooms, with one currently serving as a study, providing the flexibility to adapt to your lifestyle needs. Notably, the second bedroom boasts its own en-suite bathroom, adding a touch of luxury and privacy. From the top floor landing a Velux window opens onto the roof terrace with viewers over Nottingham.

Surrounded by lush greenery, this property creates a tranquil atmosphere while remaining conveniently close to Nottingham city centre and the vibrant amenities of Sherwood. This prime location allows you to relish the best of both worlds—peaceful living with easy access to urban conveniences. To the rear the property has use of the shared garden and to the front the apartment includes residents parking. This unique and stylish home in a sought-after area is truly a must-see for anyone looking to invest in a remarkable property.

### Entrance

From ground level, metal steps lead to the first floor, a composite entrance door in turns open into the entrance hall. With tile effect vinyl floor, radiator, window to the side, full height understairs storage cupboard, carpeted stairs to the 2nd floor and door into the dining room.



### Dining room

Stripped wooden floor, radiator and an arch opening into the kitchen

### Kitchen

Fitted with a range of wall and floor cabinets, worktop and tiled splash back. Integrated appliances include washer, under counter fridge & freezer, dish washer, double ovens, microwave, hob and extractor. With inset double bowl stainless steel sink and mixer tap. Breakfast bar, window to the rear, radiator, vinyl flooring.

### Lounge

The spacious & carpeted lounge has dual aspect windows to the side and rear, two radiators, feature gas stove and hearth, with wooden beam over.

### Bedroom 2

Accessed from the dining room, this bedroom is carpeted, with radiator, window to the front and door into the en-suite

### En-suite shower room

Comprising of shower cubicle with mains shower & rainfall shower head, glass folding door and tiled surround. Wash hand basin with mixer tap & tiled splash back. Toilet with duel flush. Heated towel rail, extractor fan, stripped & painted wooden floor. Central heating boiler and storage cupboard under.

### Bedroom 4 / Study

Currently being used as a study, bedroom 4 is also access from the dining area. The room is carpeted, with radiator and two windows looking to the front.

### Landing

The 2nd floor landing has two useful eave storage spaces, and two Velux windows, one of which gives access to the roof terrace. The space is carpeted, has a radiator and doors to the further two bedrooms and bathroom.

### Bedroom 1

Having two sets of fitted wardrobes, two radiators, carpet, cast iron feature fireplace, window to the front and Velux window.

### Bedroom 3

With laminate flooring, radiator and window to the front. This room has some restricted head height.

### Bathroom

The main bathroom has a corner spa bath, back to wall toilet with wall flush plate, round counter top wash hand basin with mixer tap set onto of a mosaic tiled counter, with shelves under. Hated towel rail, extractor fan, tiled floor and Velux window.

### Outside

To the rear the property has access to the mature shared garden and there is residents parking to the front.

### Material Information

TENURE: Share of freehold - 999 years from 1988

GROUND RENT: £120.00 PCM

COUNCIL TAX: Nottingham - Band C

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared access with follow residents to the garden and car park

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: None

LOCATION OF BOILER: Bedroom 2, en-suite

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Ovo

MAINS ELECTRICITY PROVIDER: Ovo











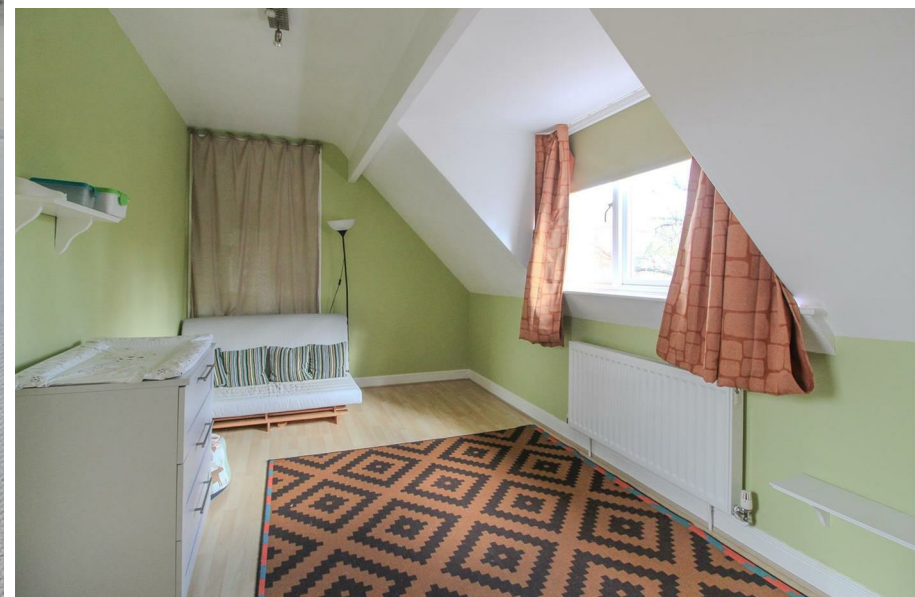
MAINS WATER PROVIDER: Severn Trent  
 MAINS SEWERAGE PROVIDER: Severn Trent  
 WATER METER: Yes  
 BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
 ELECTRIC CAR CHARGING POINT: not available.  
 ACCESS AND SAFETY INFORMATION: The apartment is set on the first floor and accessed via external metal stairs from ground level

#### OTHER INFORMATION:

\*\*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.\*

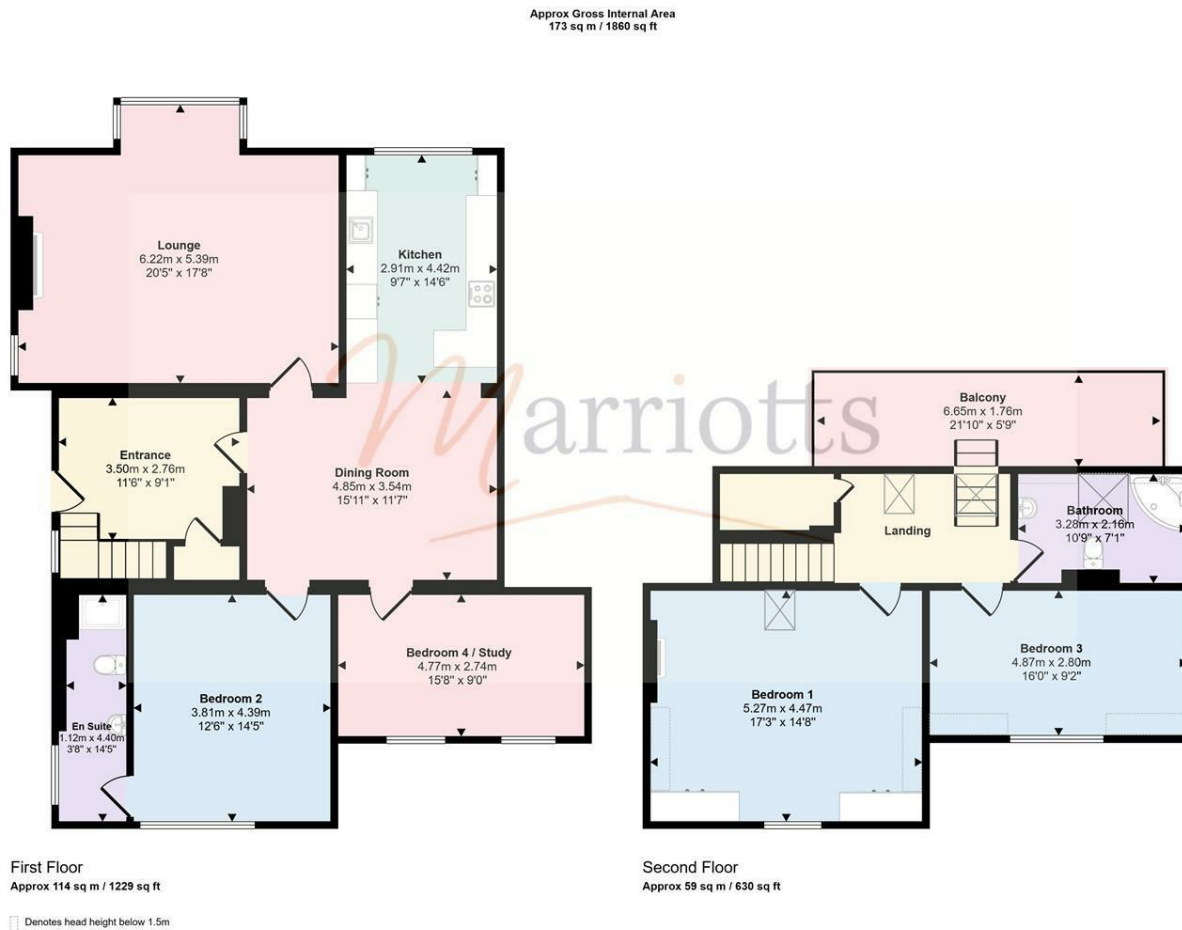
Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.









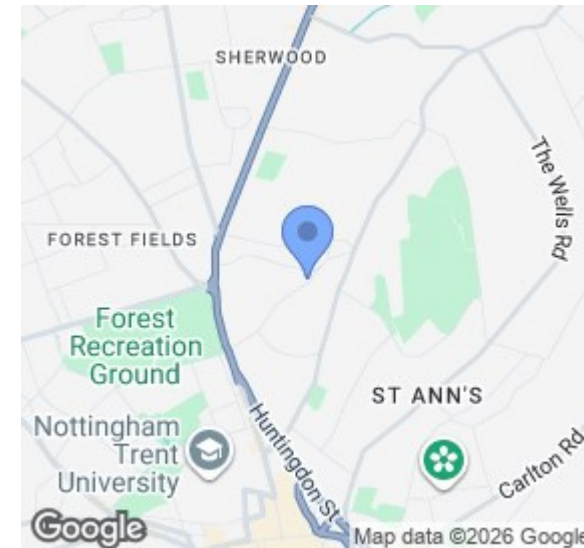


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Rating

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



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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