

HoldenCopley

PREPARE TO BE MOVED

Swindell Close, Mapperley, Nottinghamshire NG3 5UT

Guide Price £140,000 - £150,000

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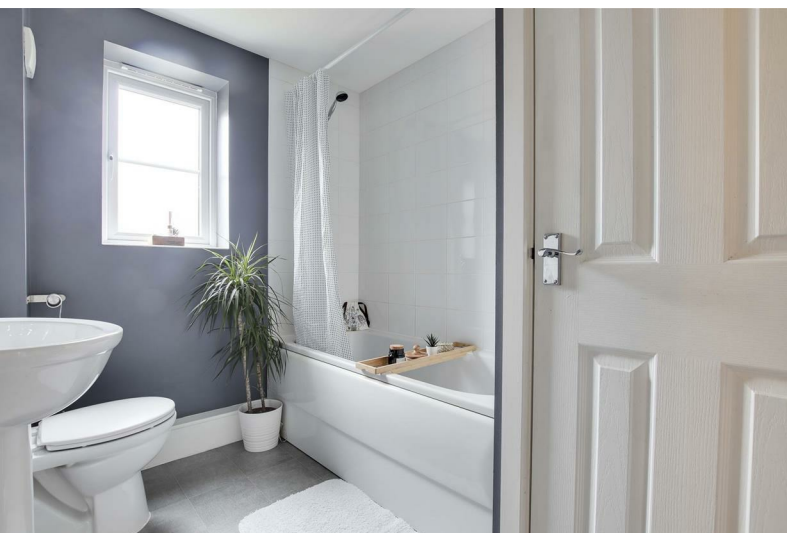


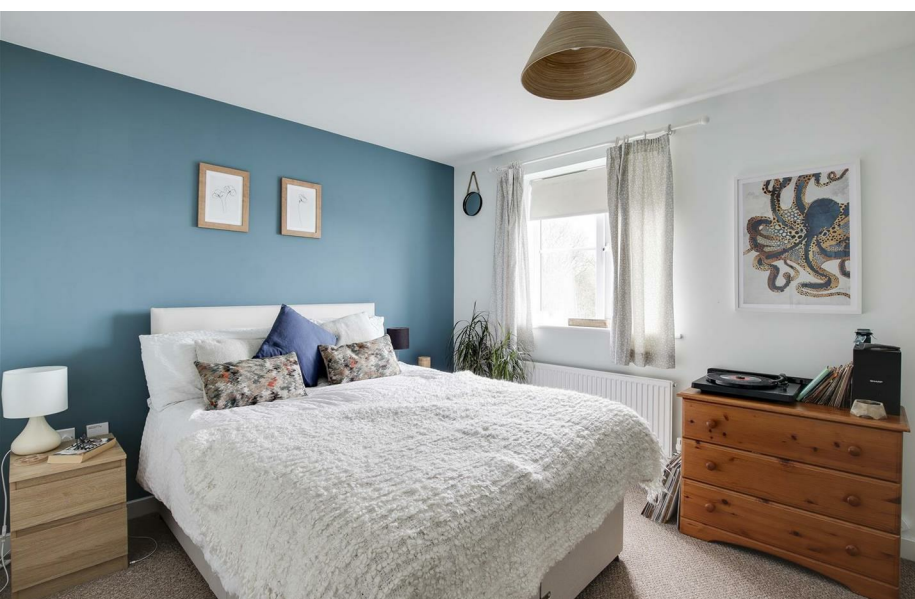
GUIDE PRICE £140,000 - £150,000

SPACIOUS FIRST FLOOR APARTMENT...

This two bedroom first floor apartment is excellently presented throughout and offers spacious accommodation making it ideal for any first time buyers looking to get onto the property ladder. Situated in the highly sought after location of Mapperley which is host to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being located close to Nuffield Health and Mapperley Gold Course. Internally the apartment consists of a spacious lounge diner with double doors to a Juliet balcony providing stunning views of Trent Valley, a modern kitchen and two double bedrooms serviced by an en-suite to the master bedroom and a three piece bathroom suite. Outside the property benefits from having allocated parking and secure access into the building via an intercom system.

MUST BE VIEWED





- First Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Lounge Diner
- Integrated Kitchen
- Off Road Parking
- Security Intercom
- Close To Local Amenities
- Leasehold
- Must Be Viewed





ACCOMMODATION

Entrance Hall

3'7" x 16'4" (1.1 x 5.0)

The entrance hall has carpeted flooring, an in-built cupboard, a radiator, a wall mounted intercom phone and provides access into the accommodation

Lounge Diner

12'9" x 13'9" (3.9 x 4.2)

This space has carpeted flooring, two radiators, a TV point, a UPVC double glazed window to the rear elevation and UPVC double glazed French doors out to a Juliet balcony providing stunning views across the Trent Valley

Kitchen

8'2" x 8'10" (2.5 x 2.7)

The kitchen has tiled effect flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink and a half with mixer taps and a drainer, an integrated oven with a gas hob and an extraction hood, an integrated washing machine, an integrated dishwasher, space for a freestanding fridge freezer, partially tiled walls and a UPVC double glazed window to the side elevation

Bedroom One

9'10" x 11'9" (3.0 x 3.6)

The main bedroom has carpeted flooring, a radiator, a UPVC double glazed window to the side elevation and provides access into the en-suite

En-Suite

7'2" x 3'11" (2.2 x 1.2)

The en-suite has tiled effect flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and bi-folding glass shower screens, partially tiled walls, a radiator, an extractor fan and a UPVC double glazed window to the side elevation

Bedroom Two

7'10" x 12'5" (2.4 x 3.8)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the side elevation

Bathroom

7'10" x 7'6" (2.4 x 2.3)

The bathroom has tiled effect flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture, partially tiled walls, an in-built cupboard, a radiator, an extractor fan and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Outside the property benefits from off street parking for one vehicle and a security intercom system to access the building

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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		
83		83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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Approx. Gross Internal Area of the 1st floor:
607.95 Sq Ft - 56.48 Sq M
Approx. Gross Internal Area of the Entire Property:
607.95 Sq Ft - 56.48 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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