



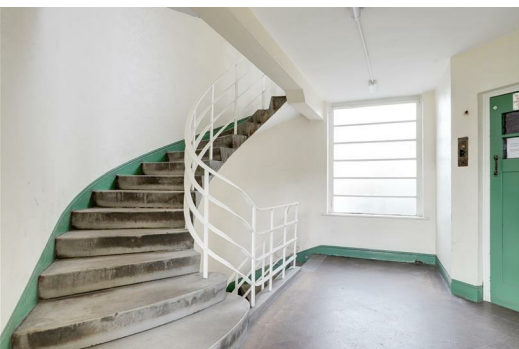
Mansfield Road, Nottingham, Nottinghamshire NG5 2BW

GUIDE PRICE £125,000 - £135,000

NO UPWARD CHAIN...

This two bedroom top floor flat is coming to the market with no upward chain and an extended lease of 117 years, ideal for any investors or first time buyers looking to get onto the property ladder. The property benefits from a full gas central heating system, a communal 24/7 hot water system and boasts original 1930s features including Art Deco parquet flooring and the original bath. Situated in a quiet apartment complex within the Mapperley Park conservation area, just a stone's throw away from Nottingham City Centre, which is host to a range of shops, eateries, regular transport links and excellent facilities together with the Universities. The flat is accessed via a communal corridor with access to a passenger lift. Internally consists of an entrance hall, a reception room, a kitchen and two double bedrooms, with the master benefitting from direct access onto the balcony and a bathroom with a separate WC. Outside the property has off road parking and a single garage as well as secure access into the building along with communal gardens.

MUST BE VIEWED



ACCOMMODATION

Hall

11'8" x 6'7" (3.57 x 2.01)

The hallway has original parquet flooring, a radiator, an in-built cupboard, a powder coated metal framed Crittall style doubled glazed window and a door to provide access into the property

Living Room

15'10" x 12'3" (4.85 x 3.74)

The living room has original parquet flooring, a radiator and a powder coated metal framed Crittall style doubled glazed window to the front elevation

Kitchen

6'6" x 5'10" (2.00 x 1.78)

The kitchen has tiled flooring, a range of fitted base and wall units with fitted wood effect countertops, a farmhouse double sink with stainless steel mixer taps, an integrated oven with a gas hob and extractor hood, a wall mounted boiler and a powder coated metal framed Crittall style doubled glazed window to the rear elevation

Bedroom One

11'10" x 11'3" (3.63 x 3.44)

The main bedroom has original parquet flooring, an in-built cupboard, a radiator, a powder coated metal framed Crittall style doubled glazed window and door out to the balcony

Bedroom Two

11'10" x 8'1" (3.63 x 2.47)

The bedroom has carpeted flooring, a radiator, a powder coated metal framed Crittall style doubled glazed window to the rear elevation

WC

4'7" x 3'2" (1.42 x 0.99)

This space has tiled flooring, a low level flush WC and a powder coated metal framed Crittall style doubled glazed window to the rear elevation

Bathroom

6'9" x 6'5" (max) (2.06 x 1.96 (max))

The bathroom has a wash basin with stainless steel mixer taps, the original bath with a wall mounted shower fixture, fully tiled walls, a powder coated metal framed Crittall style doubled glazed window to the rear elevation

TENURE

The vendor has advised us that this property is a leasehold. The information provided regarding ground rent and service charge has been confirmed by the vendor however before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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.

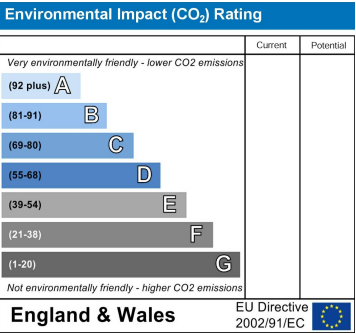
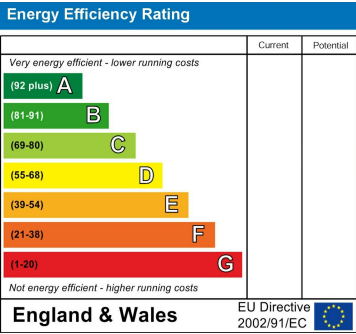
OUTSIDE

Outside the property benefits from off road parking, a single garage located in a garage block and communal garden areas

DISCLAIMER

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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.



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