

# HoldenCopley

PREPARE TO BE MOVED

Hilton Road, Mapperley, Nottinghamshire NG3 6AN

---

Guide Price £110,000

GUIDE PRICE: £110,000 - £120,000

### PERFECT FIRST TIME BUY

This ground floor two bedroom flat would make the perfect purchase for a first time buyer as it is well presented throughout. The property is located within walking distance to Mapperley Top, hosting a wide range of shops, eateries and excellent transport links to the City Centre.

Internally, the accommodation comprises of an open plan lounge diner with a kitchen and there are two bedrooms serviced by the bathroom suite.

Outside of the property is an allocated parking space and a garage.

### MUST BE VIEWED





- Ground Floor Flat
- Two Bedrooms
- Open Plan living
- Kitchen
- Bathroom Suite
- Leasehold
- Allocated Parking
- Garage
- Popular Location
- Must Be Viewed

ACCOMODATION

Entrance Hall

The entrance hall has a wall mounted radiator and a double glazed window

Lounge Diner

17'5" x 10'2" (5.31 x 3.10)

The lounge diner has a two wall mounted radiators, a TV point, a double glazed window and space for a dining table

Kitchen

8'2" x 8'2" (2.51 x 2.51)

The kitchen has a range of base and wall units, a stainless steel sink with mixer taps, an integrated fridge freezer, a washing machine, an oven with electric hob, an extractor fan and a double glazed window

Bathroom

5'9" x 5'0" (1.77 x 1.54)

The bathroom has a low level flush WC, a hand wash basin, a shower cubicle, a heated towel rail, a double glazed window and tiled walls

Master Bedroom

10'6" x 9'3" (3.21 x 2.82)

The master bedroom has carpeted flooring, a TV point, a wall mounted radiator and a double glazed window

Hallway

The hallway has a carpeted flooring and provides access to the bedrooms

Bedroom two

9'2" x 9'1" (2.81 x 2.78)

The second bedroom has a carpeted floor, a wall mounted radiator and a double glazed window

OUTSIDE

Outside the property is a front garden, an allocated parking space and a garage

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.

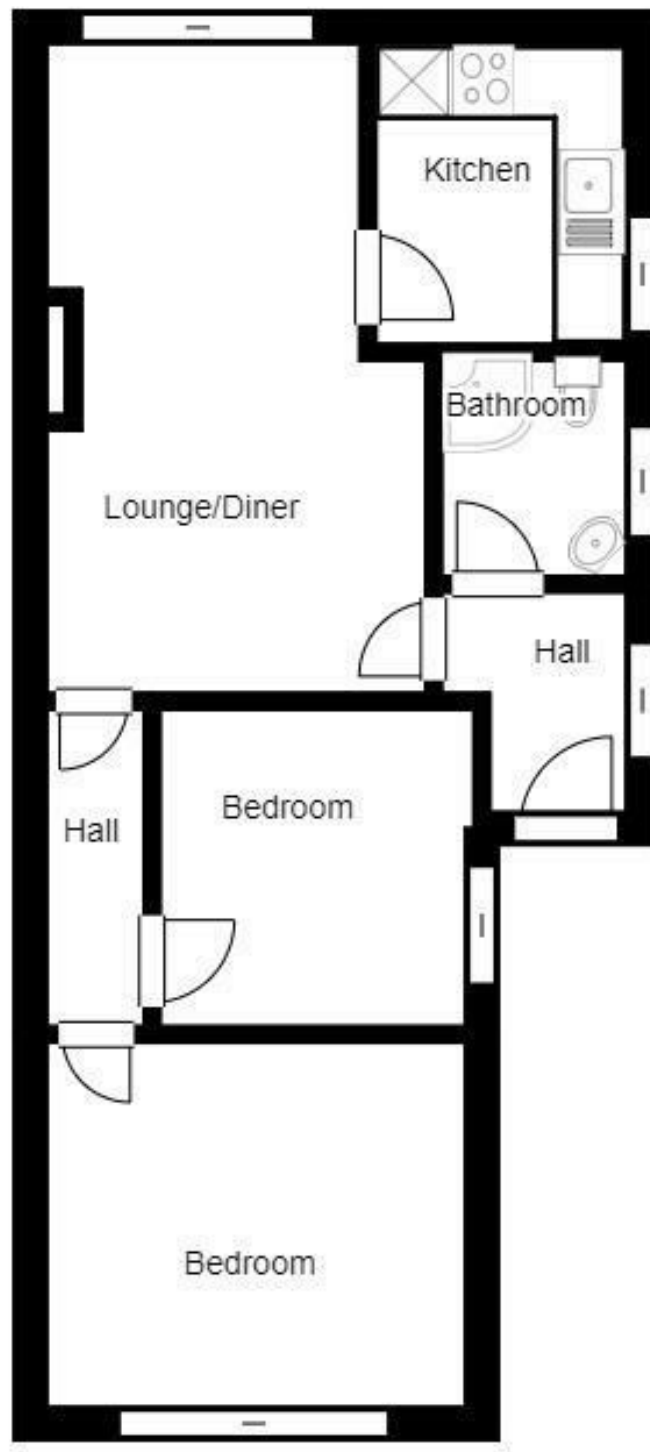
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photo card 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		
	65	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
	60	75
England & Wales		
EU Directive 2002/91/EC		



Hilton Road, Mapperley, Nottinghamshire NG3 6AN



**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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.