

HoldenCopley

PREPARE TO BE MOVED

Ockbrook Drive, Mapperley, Nottinghamshire NG3 6AU

£130,000

PERFECT FIRST TIME BUY

This two bedroom first floor apartment is situated in a popular development only a short walk from Mapperley Top and excellent transport links into the City. The property would make a great purchase for any first time buyer and is well presented throughout and benefits from new electric heaters.

Internally, the accommodation comprises of an entrance hall, an open plan kitchen and living area with modern finishes. There are also two bedrooms serviced by an en-suite and three piece bathroom suite. Outside of the property is an allocated parking space and communal gardens.

MUST BE VIEWED



- Apartment
- Two Bedrooms
- Open Plan Living
- Modern Kitchen
- Three Piece Bathroom Suite
- En-Suite
- Allocated Parking
- Leasehold
- Popular Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has a cloak cupboard, wood effect flooring, a wall heater, recessed spotlights and provides access into the accommodation

Kitchen Living Space

20'0" x 15'8" (6.10 x 4.80)

The kitchen and living area has a range of fitted base and wall units, a stainless steel sink with mixer taps and drainer, an integrated oven with electric hob, extractor fan and stainless steel splash back, an integrated fridge freezer, an integrated washing machine, recessed spotlights, a TV point, an electric wall heater, a double glazed window and double glazed Juliet balcony doors

Master Bedroom

13'11" x 9'0" (4.26 x 2.75)

The main bedroom has double glazed Juliet balcony doors, a TV point, an electric wall heater, carpeted flooring and access to an en-suite

En Suite

6'5" x 5'6" (1.98 x 1.68)

The en-suite has a low level flush WC, a hand wash basin, a shower enclosure with an overhead shower, a double glazed window, a chrome heated towel rail, part tiled walls, recessed spotlights and an extractor fan

Bedroom Two

13'3" x 9'2" (4.05 x 2.81)

The second bedroom has carpeted flooring, a double glazed window, and an electric wall heater

Bathroom

6'6" x 5'6" (1.99 x 1.70)

The bathroom has a low level flush WC, a hand wash basin, a panelled bath with an overhead shower, a bi-folding shower screen, an extractor fan, part tiled walls, a heated towel rail and recessed spotlights

OUTSIDE

Outside of the property is one allocated parking space and communal gardens

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.

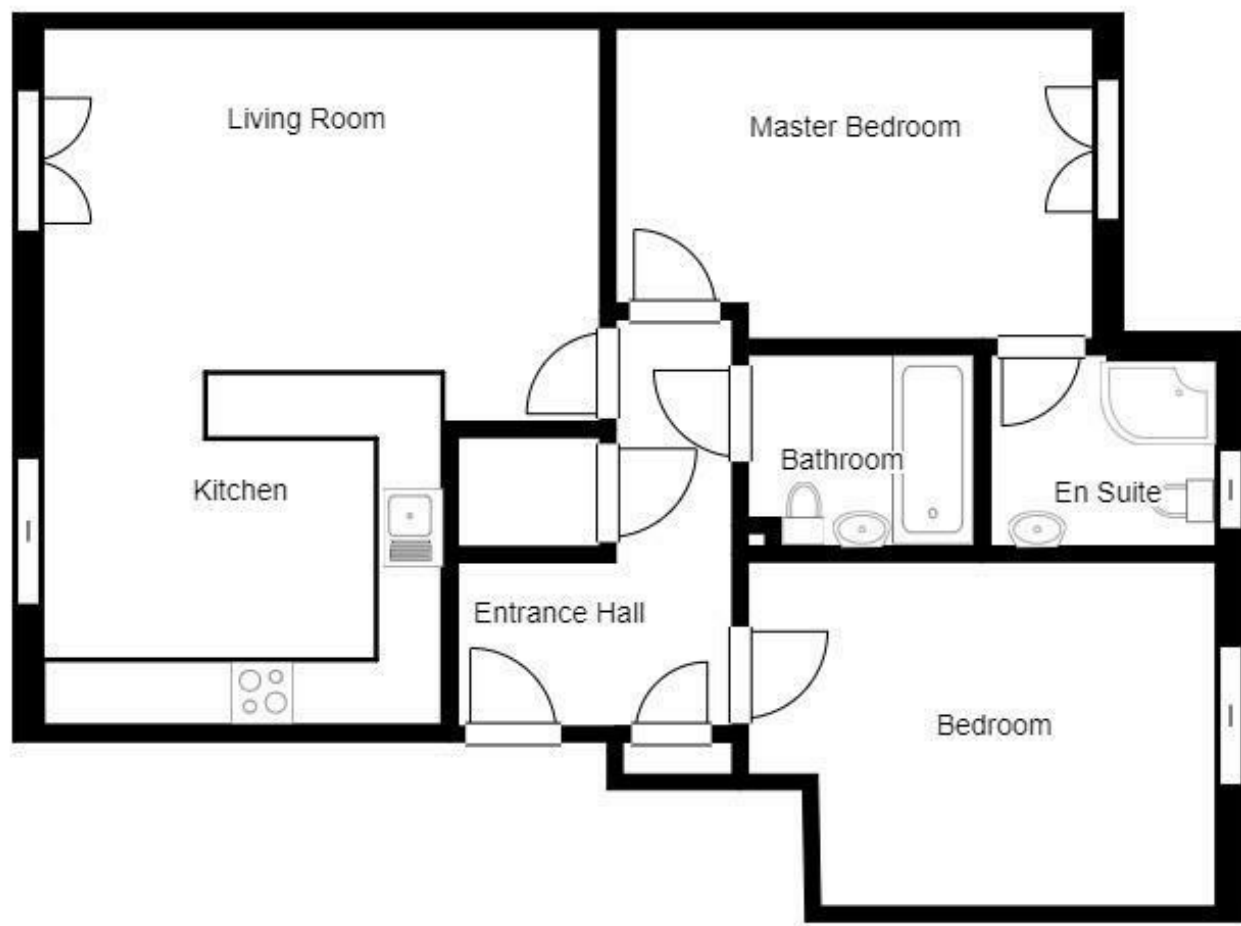
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		76
(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		
	75	
EU Directive 2002/91/EC		
England & Wales		



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