

# HoldenCopley

PREPARE TO BE MOVED

Mansfield Road, Nottingham, Nottinghamshire NG5 2BZ

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Guide Price £160,000 - £170,000

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LOCATION, LOCATION, LOCATION...

This second floor apartment benefits from being situated in a sought after development in a prime location with excellent transport links into the City Centre together with Universities and City Hospital. The property would make a fantastic purchase for any first time buyer or investor alike as offers deceptively spacious accommodation whilst being exceptionally well-presented and modernised throughout. Internally, the accommodation comprises of an entrance hall, a living room open plan to the stylish breakfast kitchen, which has access to a balcony. The property is complete with two double bedrooms, a modern bathroom and ample storage space. Outside are well-maintained communal gardens along with an off-road parking space and a single garage.

MUST BE VIEWED





- Second Floor Apartment
- Two Double Bedrooms
- Breakfast Kitchen
- Balcony Area
- Spacious Living Room
- Modern Bathroom Suite
- Ample Storage Space
- Off-Road Parking & Garage
- Leasehold
- Prime Location

ACCOMMODATION  
n (n)

**Entrance Hall**  
The entrance hall has wood-effect flooring, two in-built cupboards, a wall-mounted security intercom system and provides access into the accommodation

**Living Room**  
13'1" x 15'9" (4.01m x 4.82m)  
The living room has a UPVC double glazed window, wood-effect flooring, a TV point, coving to the ceiling, a wall-mounted heater and open plan to the breakfast kitchen

**Breakfast Kitchen**  
14'9" x 12'0" (4.52m x 3.68m)  
The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a movable swan neck mixer tap and drainer, an integrated oven, an electric hob with an extractor fan and splashback, an integrated fridge freezer, space and plumbing for a washing machine, tiled flooring, partially tiled walls, a wall-mounted heater, coving to the ceiling, UPVC double glazed windows and double doors opening out onto a balcony area

**Bedroom One**  
12'0" x 11'4" (3.66m x 3.46m)  
The main bedroom has a UPVC double glazed window, carpeted flooring, coving to the ceiling and a wall-mounted heater

**Bedroom Two**  
12'0" x 9'5" (3.67m x 2.89m)  
The second bedroom has a UPVC double glazed window, coving to the ceiling, carpeted flooring and a wall-mounted heater

**Bathroom**  
11'3" x 5'7" (3.43m x 1.71m)  
The bathroom has a low level dual flush W/C, a vanity unit wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, tiled flooring and partially tiled walls

**OUTSIDE**  
Outside of the property is a communal garden, an allocated off-road parking space and a garage

**Garage**

**DISCLAIMER**  
Council Tax Band Rating - Nottingham City Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Service Charge in the year marketing commenced (EPA): £1,222.24  
Ground Rent in the year marketing commenced (EPA): £117.83  
Property Tenure is Leasehold, Term : 999 years from 31st March 1968 - Term remaining 945 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

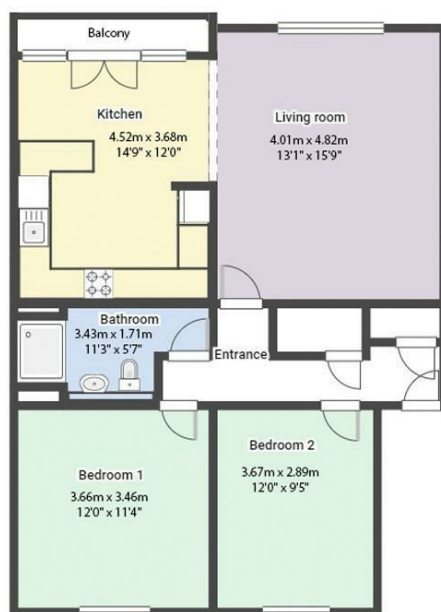
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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