

HoldenCopley

PREPARE TO BE MOVED

Magdala Road, Mapperley Park, Nottinghamshire NG3 5DG

Guide Price £200,000

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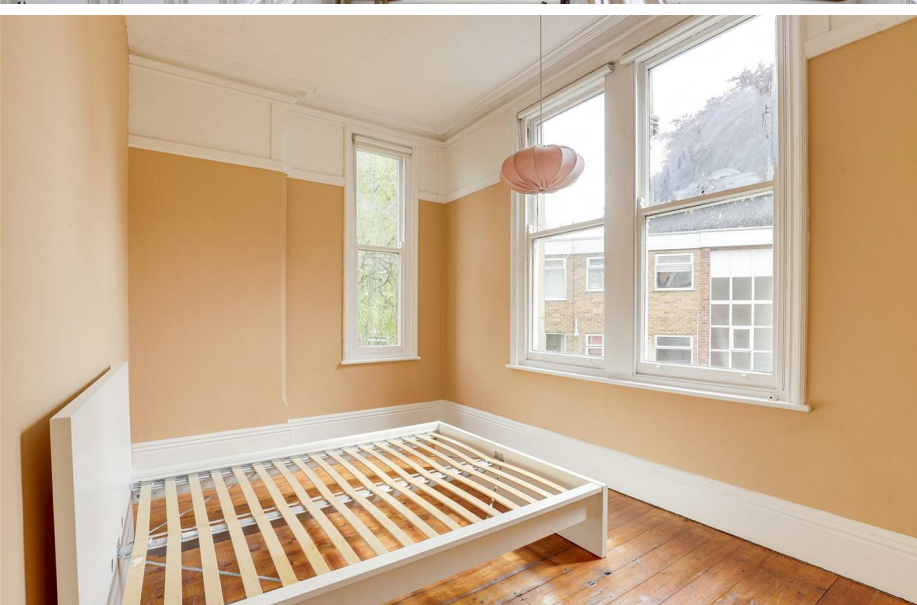
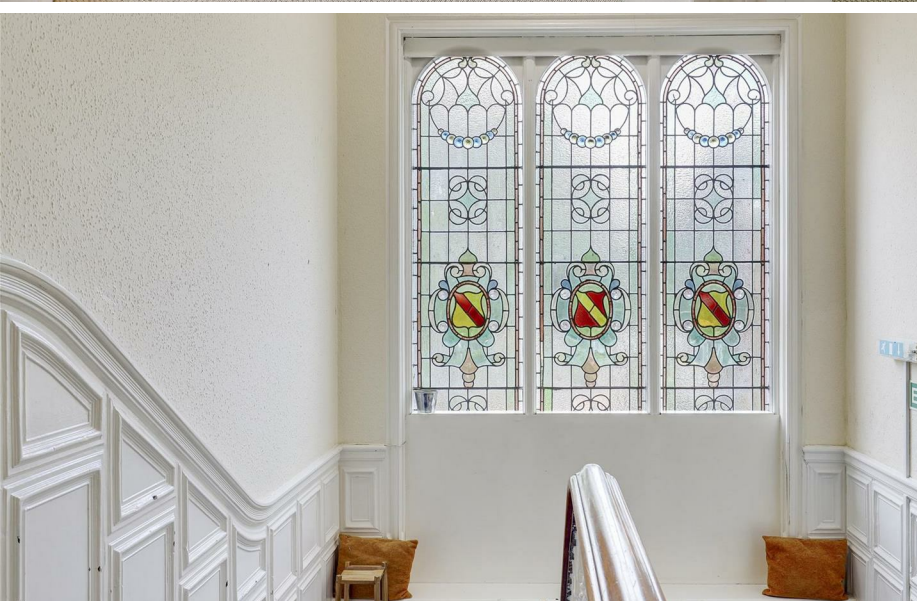
GUIDE PRICE.. £200,000-£220,000

APARTMENT LIVING...

This well-presented two-bedroom first-floor apartment in the sought-after location of Mapperley Park is now available for immediate occupancy, coming to the market unfurnished. Perfect for couples or working professionals, the property boasts characteristic accommodation and is within close proximity to shops, eateries, and transport links to the City Centre. Internally, the apartment features an inviting entrance hall, an open-plan kitchen/living area with a feature fireplace, and two bedrooms serviced by a modern four-piece bathroom suite. Externally, there is off-street parking and a range of decorative plants and shrubs.

AVAILABLE NOW!





- First Floor Apartment
- Two Bedrooms
- Open Plan Modern Fitted Kitchen/Living/Diner
- Four Piece Bathroom Suite
- Off-Street Parking Available
- Popular Location
- Excellent Transport Links
- Close To Local Amenities
- Leasehold
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, a wall mounted intercom secure, a radiator and a single door providing access into the accommodation

Kitchen Living Space

18*8" into bay x 17*11" (5.71m into bay x 5.47m)

The kitchen area has wooden flooring, coving to the ceiling, a range of fitted wall and base units with fitted worksurfaces, integrated double oven with separate electric hobs and an over hood extractor fan, stainless steel sink with a drainer and mixer taps, integrated fridge/freezer, in-built storage cupboard and a double glazed window and is open plan to the living/dining area.

The living/dining area has wooden flooring, beading to the walls, coving to the ceiling, chimney breast with an open fireplace with a decorative surround, hearth and mantelpiece, radiator and a range of double glazed windows

Hall

The hall has carpeted flooring and provides access to both bedrooms

Master Bedroom

15*3" x 9*3" (4.65m x 2.82m)

The main bedroom has wooden flooring, coving to the ceiling, radiator and a range of double glazed windows

Bedroom Two

12*0" x 7*8" (3.67m x 2.34m)

The second bedroom has wooden flooring with a range of fitted wardrobes, radiator and a UPVC double glazed window

Bathroom

13*10" x 7*3" (4.24m x 2.22m)

The bathroom has wood effect flooring, recessed ceiling spotlights, partially tiled walls, coving to the ceiling, low level dual flush WC, floating washbasin with mixer taps, freestanding bath with mixer taps, walk in shower with a wall mounted mains fed water fall shower and a shower screen, wall mounted vertical radiator and a double glazed obscure bay window

OUTSIDE

Outside is a paved parking area providing off street parking with a range of decorative plants and shrubs

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

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:

- Property Tenure is Leasehold
- Service Charge in the year marketing commenced (£PA): £3,147.00
- Ground Rent in the year marketing commenced (£PA): £0.00
- Property Tenure is Leasehold. Term : 999 years from 2nd August 1989
- Term remaining 970years.

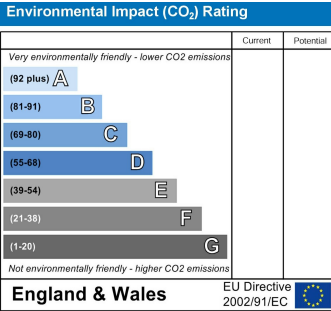
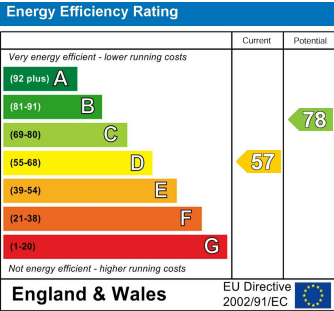
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

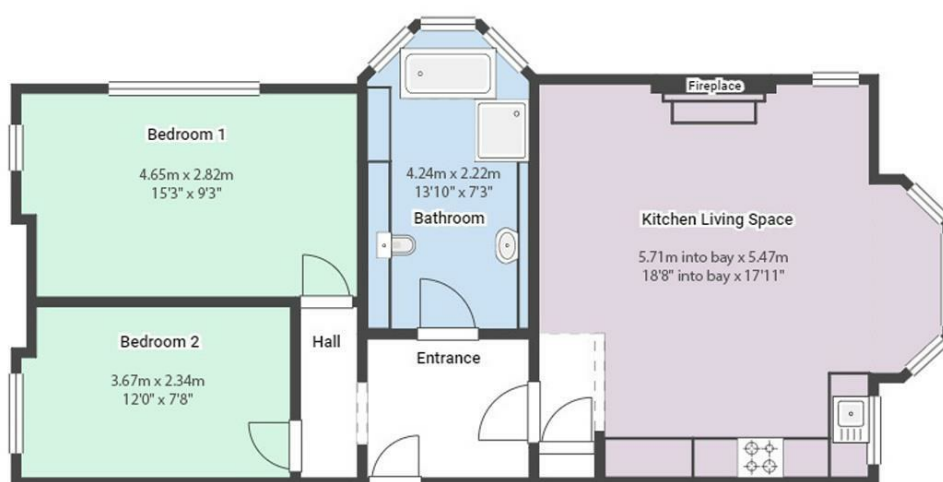
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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