

HoldenCopley

PREPARE TO BE MOVED

Redcliffe Road, Mapperley Park, Nottinghamshire NG3 5AW

Guide Price £120,000

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GUIDE PRICE: £120,000 - £140,000

GREAT FIRST TIME BUY...

Perfectly suited for first-time buyers looking to step onto the property ladder, this well-presented two bedroom first-floor flat offers comfortable living in a popular and convenient location. The accommodation comprises a welcoming entrance hall, a spacious lounge diner, a modern fitted kitchen, and a three-piece bathroom suite. Situated in the sought-after area Mapperley Park, the property is ideal for commuters with excellent transport links into Nottingham City Centre. Further benefits include on-site permit parking and easy access to a range of local amenities, making this a fantastic opportunity not to be missed.

MUST BE VIEWED





- First Floor Flat
- Two Double Bedrooms
- Lounge Diner
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Balcony
- On-Site Permit Parking
- Popular Location
- Excellent Transport Links
- Must Be Viewed





ACCOMMODATION

Entrance Hall

17'7" x 5'6" (5.36 x 1.70)

The hallway has carpeted flooring, built in storage cupboards, and provides access into the accommodation

Living Room

15'7" x 11'5" (4.77 x 3.49)

The living room has carpeted flooring, coving to the ceiling, a radiator, a feature fireplace with a decorative surround, and a UPVC double-glazed window.

Kitchen

12'11" x 7'1" (3.94 x 2.17)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, an integrated oven with a gas hob and extractor, space for a fridge freezer, space and plumbing for a washing machine, a radiator, coving to the ceiling, tiled-effect flooring, and a UPVC double-glazed window.

Master Bedroom

11'7" x 10'1" (3.55 x 3.08)

The mainbedroom has carpeted flooring, coving to the ceiling, a radiator, and a UPVC double-glazed window.

Bedroom Two

12'7" x 9'2" (3.84 x 2.80)

The second bedroom has carpeted flooring, coving to the ceiling, a radiator, and a UPVC door providing access onto the balcony.

Bathroom

7'1" x 5'6" (2.17 x 1.68)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a mains fed shower and handheld shower head, an extractor fan, a radiator, partially tiled walls, exposed wood flooring, and a UPVC double-glazed obscure window.

OUTSIDE

Outside the property there is access to permit-parking.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G / Some 5G Coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A
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:

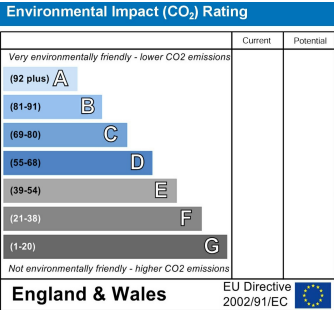
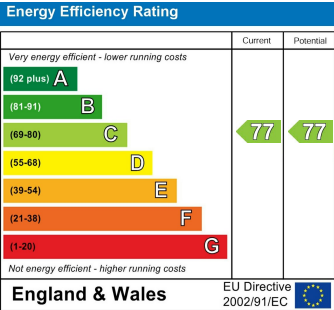
Property Tenure is Leasehold
Service Charge in the year marketing commenced (£PA): £1,520.75
Ground Rent in the year marketing commenced (£PA): £100.00
Property Tenure is Leasehold. Term: 125 years from 22 April 2022 Term remaining 122 years.

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.

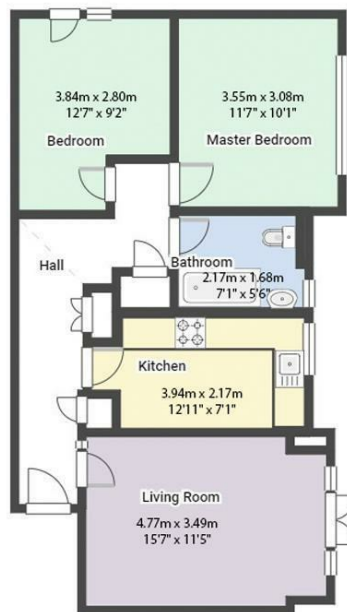
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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