

# HoldenCopley

PREPARE TO BE MOVED

Hine Hall, Mapperley, Nottingham NG3 5PD

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£160,000

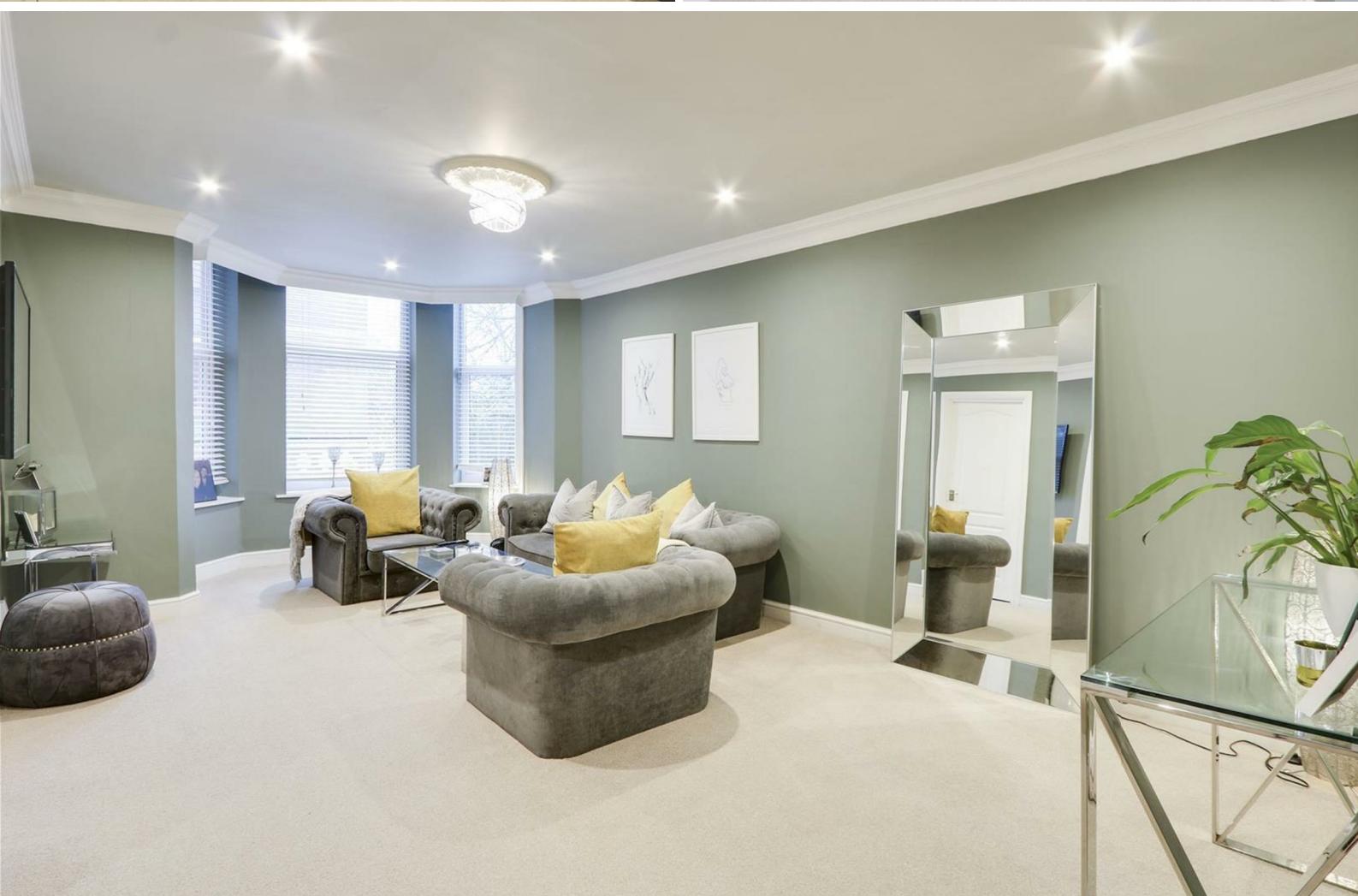
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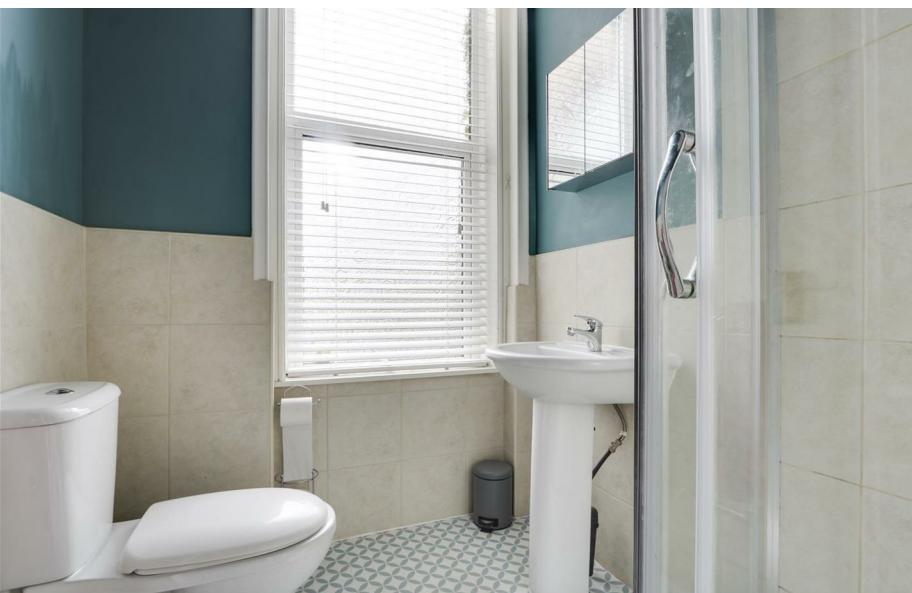


NO UPWARD CHAIN...

Presented impeccably, this two-bedroom first-floor flat seamlessly combines contemporary living with convenience. The property is available with no upward chain, providing the option of being sold with or without a tenant in situ. With a spacious layout, modern fittings, and access to a secure gated communal car park, this residence offers an exceptional lifestyle. Upon entering the well-maintained building, a sense of security and community is immediately apparent. The flat's entrance hall welcomes you with a warm ambiance. The generously sized living room serves as a versatile and inviting space for relaxation and entertainment, benefitting from abundant natural light through large windows. The modern fitted kitchen adds to the property's appeal. Two double bedrooms, including a master bedroom with an en-suite, enhance the living experience. The sleek and stylish three-piece bathroom suite provides a tranquil atmosphere for unwinding. Residents can enjoy the convenience and security of the gated communal car park, eliminating parking concerns. Located near the vibrant Mapperley Top, with its array of shops, eateries, local amenities, and convenient bus links to Arnold and the City Centre, this flat offers a desirable and well-connected living experience.

MUST BE VIEWED





- First Floor Apartment
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Two Bathrooms
- Gated Car-Park
- Well-Presented Throughout
- No Upward Chain
- Leasehold - Over 900+ Years

On Lease

- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

25'7" x 10'2" (7.8 x 3.1)

The entrance hall has carpeted flooring, a wall-mounted electric heater, recessed spotlights, a loft hatch, and provides access into the accommodation.

### Lounge/Diner

20'11" x 19'0" (6.4 x 5.8)

The lounge/diner has a UPVC double glazed bay window, cornice to the ceiling, a wall-mounted electric heater, recessed spotlights, a TV point, a display wall alcove, and space for a dining area.

### Kitchen

8'6" x 7'6" (2.6 x 2.3)

The kitchen has a range of fitted high-gloss base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a cooker with an extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, vinyl flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed window.

### Master Bedroom

17'8" x 11'9" (5.4 x 3.6)

The master bedroom has two UPVC double-glazed windows, carpeted flooring, recessed spotlights, a wall-mounted electric heater, and access into the en-suite.

### En-Suite

6'2" x 5'2" (1.9 x 1.6)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, vinyl flooring, a wall-mounted heated towel rail, recessed spotlights, and a UPVC double-glazed window.

### Bedroom Two

10'9" x 9'2" (3.3 x 2.8)

The second bedroom has two UPVC double-glazed windows, carpeted flooring, recessed spotlights, and a wall-mounted electric heater.

### Bathroom

7'6" x 5'6" (2.3 x 1.7)

The bathroom has low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture and a shower screen, partially tiled walls, vinyl flooring, a chrome heated towel rail, and an extractor fan.

## OUTSIDE

Outside, the property benefits from parking in a gated communal car-park, and communal gardens.

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C  
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): £1,945.06  
Ground Rent in the year marketing commenced (EPA): £0  
Property Tenure is Leasehold. Term: 999 years from 24/06/1988 - Term remaining 963 years.

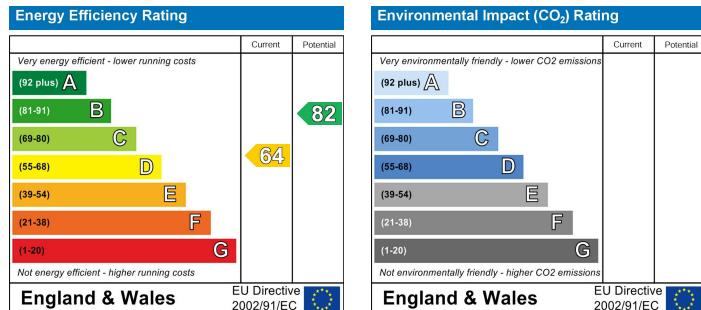
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

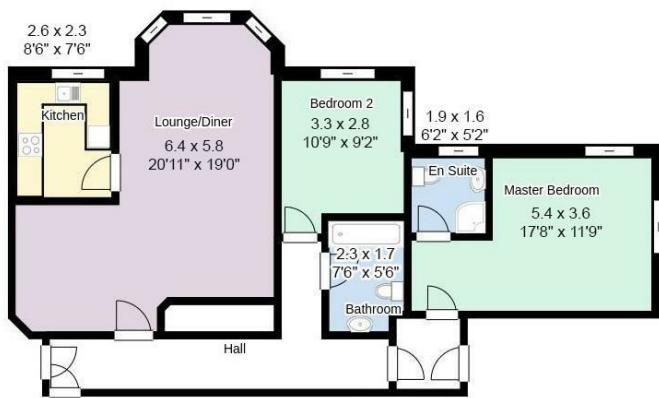
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.





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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