

HoldenCopley

PREPARE TO BE MOVED

Mapperley Road, Mapperley, Nottinghamshire NG3 5AP

Guide Price £160,000 - £170,000

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NO UPWARD CHAIN...

Situated in a sought-after location with excellent access to local shops, amenities, and transport links, this ground floor apartment offers a fantastic opportunity for first-time buyers or investors alike. Being sold with no upward chain and benefitting from a share of the freehold, the property is ready to move into. On entering, you are welcomed into a spacious entrance hall which leads through to the inner hallway, complete with handy storage solutions. The apartment boasts a generous open-plan living and kitchen area, providing a bright and versatile space for both relaxing and entertaining. The accommodation also includes a well-proportioned double bedroom and a modern three-piece bathroom suite, with additional storage conveniently located off the landing. Externally, residents can enjoy maintained communal areas and the benefit of allocated parking, making this a practical and comfortable home in a popular and convenient setting.

MUST BE VIEWED





- Ground Floor Apartment
- One Bedroom
- Open Plan Living Kitchen
- Three-Piece Bathroom Suite
- Allocated Parking
- Communal Area
- Share Of Freehold
- Popular Location
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Entrance Hall

6'7" x 5'8" (2.01m x 1.73m)

The entrance hall has tiled flooring, and a door providing access into the accommodation.

Inner Hall

3'9" x 3'3" (1.15m x 1.01m)

The inner hall has tiled flooring, and an in-built cupboard.

Living/Kitchen Area

23'8" max x 17'9" into bay (7.21m max x 5.41m into bay)

The living/kitchen area has fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, space and plumbing for a washing machine, an in-built cupboard, two radiators, tiled splashback, Herringbone style flooring, and sash windows.

Landing

6'10" max x 4'7" (2.09m max x 1.40m)

The landing has carpeted flooring, and in-built cupboards.

Bedroom

11'6" max x 9'11" (3.51m max x 3.02m)

The bedroom has a UPVC double glazed window, an extractor fan, and carpeted flooring.

Bathroom

8'0" x 7'0" (2.44m x 2.13m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and shower screen, a chrome heated towel rail, a radiator, and tiled flooring.

OUTSIDE

To the outside are communal areas, and allocated parking.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 - Share of Freehold
Service Charge in the year marketing commenced (£PA): £720,00
Property Tenure is Leasehold. Term : 999 years from 23rd December 1987 Term remaining 961 years.

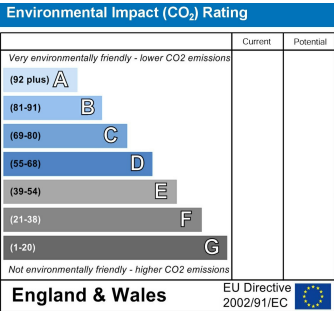
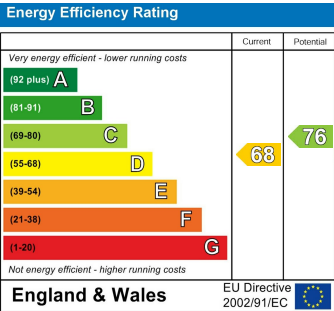
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

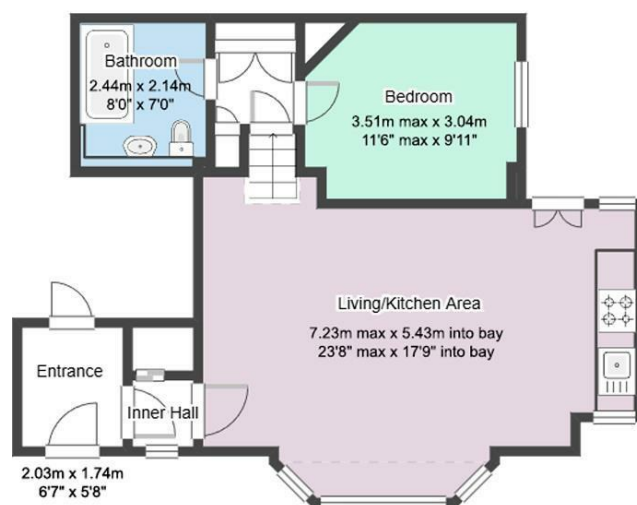
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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