

HoldenCopley

PREPARE TO BE MOVED

Ebers Road, Mapperley Park, Nottinghamshire NG3 5DY

Guide Price £235,000 - £260,000

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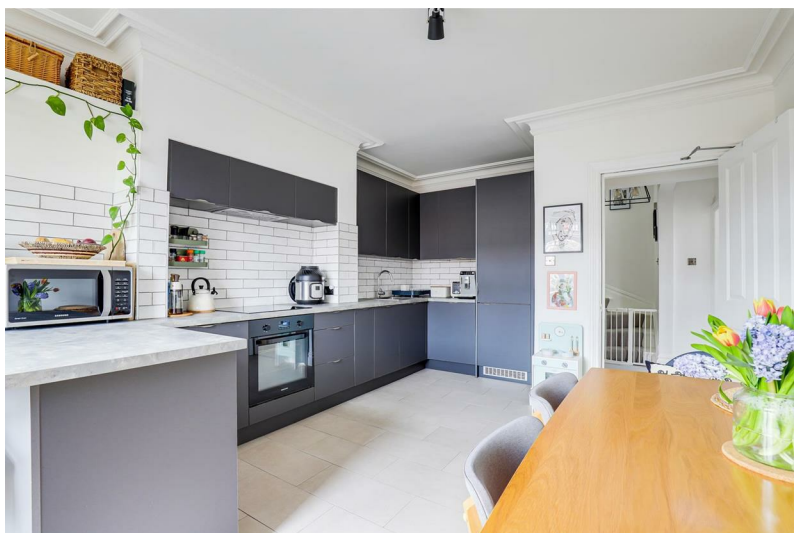


GUIDE PRICE: £235,000 - £255,000

LOCATION, LOCATION, LOCATION...

Nestled within the picturesque charm of Nottingham's conservation area, this two-bedroom duplex apartment exudes timeless elegance. Positioned in a coveted tree-lined locale, it offers unparalleled convenience with Nottingham City Centre just a stone's throw away, presenting a myriad of shops, dining options, and seamless transport connections. Stepping inside, the spacious interiors greet you with a seamless fusion of modern luxury and classic charm. The newly fitted kitchen stands as a testament to contemporary sophistication, complemented by two pristine bathroom suites and freshly laid flooring throughout. Original features, such as the inviting open fireplace and exposed ceiling beams, infuse the space with a sense of history and character. Ascending to the first floor reveals a generously proportioned kitchen diner, a sleek bathroom suite, and a welcoming living room bathed in natural light. Journeying to the second floor unveils two double bedrooms, accompanied by a versatile dressing room or office space, and another stylish shower room suite. Outside, a coveted off-road parking space awaits, completing this idyllic retreat. With its seamless blend of modern comforts and timeless allure, this duplex apartment offers a truly unparalleled living experience in the heart of Nottingham's vibrant landscape.

MUST BE VIEWED





- Duplex Apartment
- Two Double Bedrooms & Dressing Room / Office
- Spacious Living Room
- Newly-Fitted Kitchen Diner
- Two Stylish Bathroom Suites
- New & Original Features Throughout
- Off-Street Parking
- Sought-After Conservation Area
- Leasehold - Share Of Freehold
- Must Be Viewed





ACCOMMODATION

Entrance Hall

7'0" x 11'10" (max) (2.15m x 3.61m (max))

The entrance hall has carpeted flooring, a wall-mounted consumer unit, and a single door providing access into the accommodation.

Kitchen

17'10" x 11'10" (max) (5.44m x 3.62m (max))

The kitchen has a range of fitted base and wall units with worktops, an undermount sink with a swan neck mixer tap, an integrated oven with an electric hob and extractor fan, space for an integrated fridge freezer, space for a dining table, tiled flooring, tiled splashback, coving to the ceiling, a radiator, and a UPVC double-glazed window.

Living Room

17'1" x 12'11" (5.22m x 3.95m)

The living room has multiple UPVC double-glazed windows, carpeted flooring, coving to the ceiling, an original open fireplace, a TV point, and two radiators.

Bathroom

7'10" x 6'9" (max) (2.40m x 2.07m (max))

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a 'P' shaped bath with an overhead rainfall shower, a handheld shower head and a shower screen, tiled flooring, partially tiled walls, a chrome electrical shaving point, a chrome extractor fan, an in-built cupboard, a skylight window, and a UPVC double-glazed obscure window.

SECOND FLOOR

Landing

6'4" x 6'11" (1.94m x 2.11m)

The landing has carpeted flooring, a skylight window, a loft hatch, and provides access to the first floor accommodation.

Master Bedroom

17'10" x 11'10" (5.46m x 3.63m)

The main bedroom has an original window, restored wooden flooring, a radiator, and access into a dressing room / office.

Office / Dressing Room

8'3" x 12'10" (2.52m x 3.93m)

This space has carpeted flooring, two wood-framed windows, and a radiator.

Bedroom Two

16'5" x 10'11" (5.01m x 3.34m)

The second bedroom has a UPVC double-glazed window, a Velux window, carpeted flooring, an exposed beam on the ceiling, and a radiator.

Bathroom

6'11" x 8'0" (2.12m x 2.46m)

The bathroom 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, tiled flooring, recessed spotlights, and an extractor fan.

OUTSIDE

There is an allocated off-street car parking space to the front of the property. On street parking is also available however a residents' parking scheme operates in the area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) / 220 Mbps (Highest available upload speed)

Phone Signal – all 3G / 4G available / some 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction –No - The external walls are of traditional brick construction. The main roof is pitched and covered with tiles. Internally, the

floors are of timber construction.

Any Legal Restrictions – The area is designated by the Council as a Conservation Area. This means that if you carry out any development, ie any alteration to the exterior fascia of the property, you have to get permission first from the Local Authority who has extended its rights over any development in order to preserve

Other Material Issues – No

Parking - There is an allocated off street car parking space to the front of the property. On street parking is also available however a residents' parking scheme operates in the area.

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): £360

Ground Rent in the year marketing commenced (£PA): £1

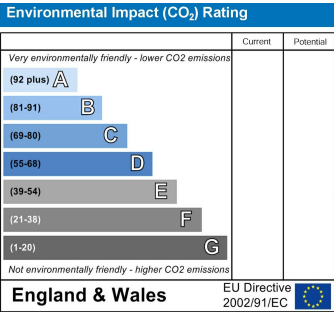
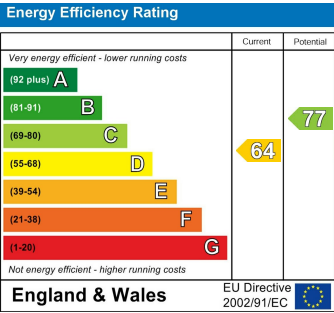
Property Tenure is Leasehold. Term: 999 years from 23rd July 2010 - Term remaining 985 years.

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.

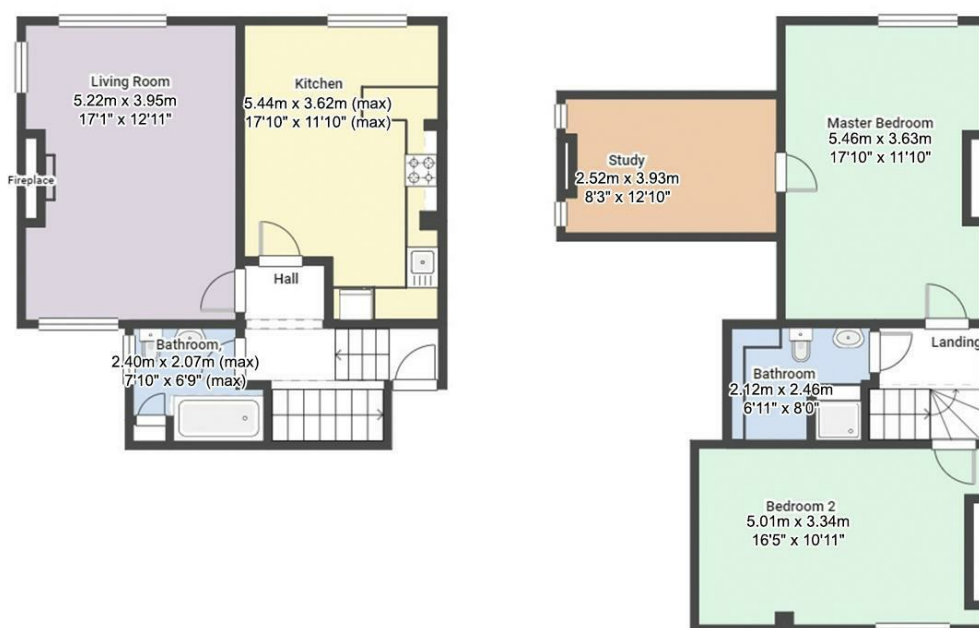
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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