

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 35 GODDARD COURT, MAPPERLEY PLAINS

NOTTINGHAM, NG3 5RP

£160,000



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£160,000



Two Bedroom Apartment | Upgraded Throughout | Immaculately Presented | En-Suite | Extremely Popular Location | Close to Transport Links | Allocated Parking |

An extremely well presented, first floor modern apartment, located within this very popular development. Mapperley Top is only a short commute and enjoys a thriving nightlife with a wide range of bars, pubs and restaurants; making this apartment a great place to live. Travel along Mapperley Plains and open countryside awaits you, giving you the best of everything. The property is also just a short drive or bus ride into the bustling town centre of Arnold with its many amenities including great shopping and leisure facilities.

In brief, the accommodation comprises, communal reception with stairs up to the first floor landing. Private reception hallway, open plan living, dining and modern kitchen. There are two double bedrooms, one with en-suite and then a modern bathroom. To the outside there is an allocated parking space for your apartment and visitor parking too.

This generously sized and beautifully presented apartment, really must be viewed to be fully appreciated. Contact us now to book your personal viewing appointment.



**Entrance Hallway**

**Open Plan Living/Dining/Kitchen**  
21'7" x 12'9" (6.6 x 3.9)

**Bedroom One**  
11'5" x 8'6" (3.5 x 2.6)

**En-Suite**

**Bedroom Two**  
11'5" x 7'6" (3.5 x 2.3)

**Bathroom**  
6'6" x 6'2" (2 x 1.9)

**Storage Cupboards**

**Leasehold Information**

Tenure - Leasehold

- Lease Start Date - 28 Jun 2010
- Lease End Date - 01 Apr 2133
- Lease Term - 125 years from 1 April 2008
- Lease Term Remaining - 109 years

- Ground Rent £197 per annum
- Service Charge £98 per calendar month

Please check with your legal representative that these figures are accurate at the time of purchase if you proceed with this property.

**Agents Disclaimer**

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners 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

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: 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 Johnsons and Partners 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. Johnsons and Partners 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 Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners 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.



## Road Map



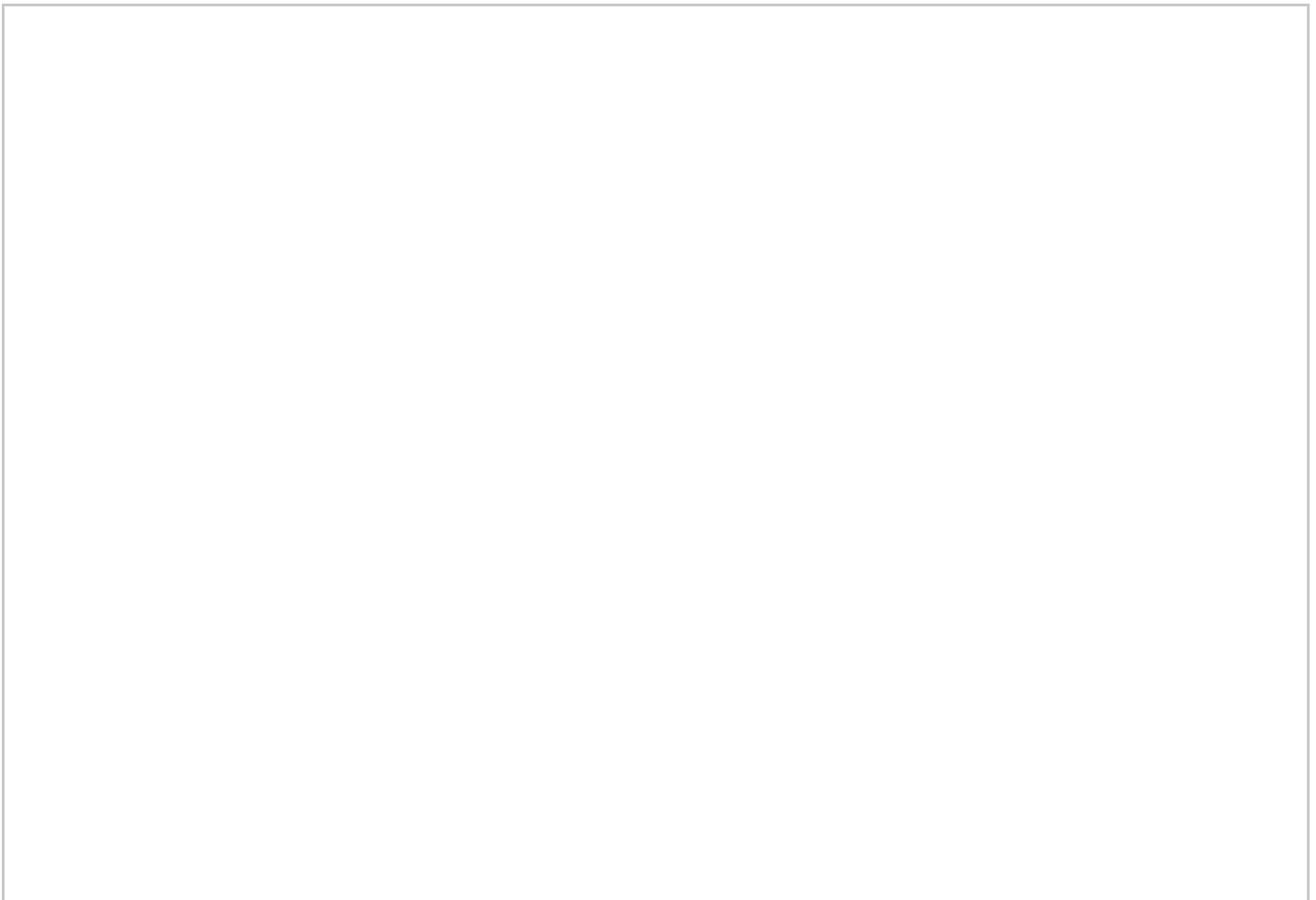
## Hybrid Map



## Terrain Map



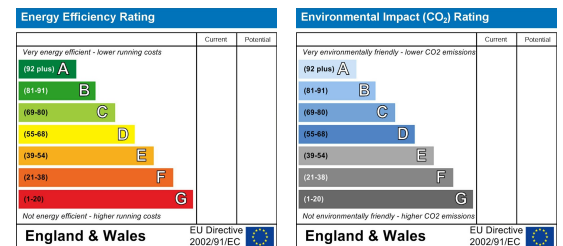
## Floor Plan



## Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.