

HoldenCopley

PREPARE TO BE MOVED

Lucknow Avenue, Mapperley Park, Nottinghamshire NG3 5AZ

Guide Price £400,000-£425,000

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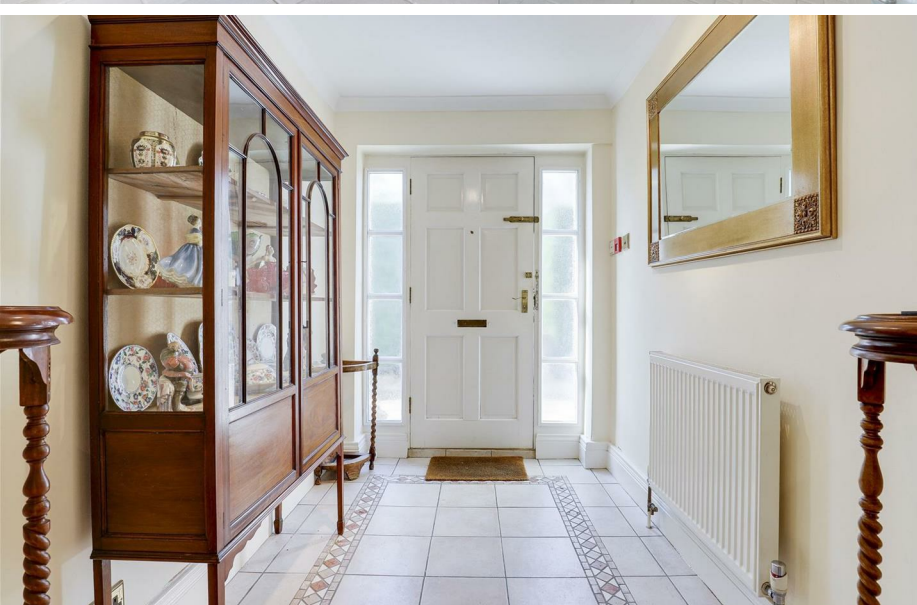
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WELL PRESENTED THROUGHOUT...

This elegant ground floor apartment offers a delightful living experience within the prestigious location of Mapperley Park. As you step through the entrance porch, you'll be welcomed into a spacious hallway, setting the tone for the generous proportions found throughout this charming property. The living room is a bright and inviting space, providing a comfortable area for relaxation and entertaining. Adjacent to the living room is a versatile office, ideal for those who work from home or desire a dedicated study area. The fitted kitchen boasts a modern design, complete with stylish cabinetry and quality appliances. With ample space for a dining table, it creates a perfect setting for enjoying meals with family and friends. A convenient store, W/C and utility room further enhance the practicality of this area. The property boasts two well-appointed bedrooms, both of which benefit from en-suite facilities, ensuring privacy and convenience. The bedrooms are generously proportioned, offering ample space for furnishings and storage. Stepping outside, the property is nestled within communal grounds that exude tranquility and charm. A communal lawned garden provides a serene environment, while the communal paved patio seating area offers a delightful space for outdoor relaxation and al fresco dining. Access to off-street parking and a garage provides convenience and security for your vehicles, ensuring that your parking needs are met effortlessly. With its Grade II listed status, this property showcases the unique heritage and architectural significance of Mapperley Park, combining period charm with modern amenities, offering a harmonious blend of classic elegance and contemporary comfort. Situated in this highly sought after location, within a conversion area and with close proximity to various local amenities, such as shops, eateries, great schools and easy access into the City Centre.

MUST BE VIEWED





- Spacious Ground Floor Flat
- Two Bedrooms
- Spacious Living Room & Office
- Fitted Kitchen
- Two En Suites
- Utility Room & W/C
- Communal Grounds
- Parking & Garage
- Grade II Listed
- Well Presented Throughout





ACCOMMODATION

Porch

The porch has decorative tiled flooring, a radiator, a fire alarm call point, a secure wooden entrance door providing access into the accommodation with obscured side windows, cornice to the ceiling and door providing access into the hall.

Hall

The hall has oak flooring, cornice to the ceiling, two radiators and a double door built in storage cupboard and provides access into all of the accommodation.

Living Room

17'10" x 17'2" (5.45m x 5.25m)

The living room has carpeted flooring, cornice to the ceiling, three radiators, an electric fireplace with decorative surround, a TV point, two wooden framed sash windows and two arched wooden framed sash windows.

Office

12'6" x 11'9" (3.82m x 3.59m)

The office has wood-effect flooring, a radiator, cornice to the ceiling, a recessed arched shelving space, two radiators and a wooden framed sash window with secondary glazing.

Kitchen

14'3" x 11'1" (4.36m x 3.40m)

The kitchen has wood-effect flooring, a range of wall, drawer and base units with worktops above, an integrated gas hob with an extractor hood over, an integrated double oven, an integrated microwave, an integrated dishwasher, an integrated fridge freezer, a white sink and a half with a drainer and mixer tap, partially tiled walls, spotlights to the ceiling, cornice to the ceiling, a radiator and a wooden framed sash window with secondary glazing.

Store

The store has carpeted flooring and lighting.

Utility Room

10'8" x 6'6" (3.27m x 2.00m)

The utility room has tiled flooring, partially tiled walls, a range of wall and base units with worktop above, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a tumble dryer, space and plumbing for a washing machine and an extractor fan.

W/C

8'4" x 5'2" (2.56m x 1.60m)

The W/C has wood effect flooring, tiled walls, a radiator, a vanity unit wash basin with a mixer tap, concealed cistern W/C with matching wall units and cornice to the ceiling.

Bedroom One

25'7" max x 17'7" max (7.80m max x 5.36m max)

The first bedroom has carpeted flooring, cornice to the ceiling, a radiator and a wooden framed sash window with secondary glazing and access into the en suite.

En Suite

11'0" x 9'6" (3.36m x 2.90m)

The en suite has tiled flooring, fully tiled walls, a wash basin with a mixer tap, a concealed cistern W/C, a fitted storage cupboard, spotlights to the ceiling, an extractor fan, a bath, a walk in shower cubicle with a mains fed shower attachment, hand rail and chrome fittings with two screens and an obscured wooden framed sash window with secondary glazing.

Bedroom Two

13'2" x 11'11" (4.02m x 3.65m)

The second bedroom has carpeted flooring, a radiator, cornice to the ceiling, fitted wardrobes, a wooden framed sash window with secondary glazing and access into the en suite.

En Suite

11" x 5'4" (3.40m x 1.65m)

The en suite has tiled flooring, fully tiled walls, a bath with a shower attachment over, a shower curtain rail, a wash basin, bidet, a low level W/C, spotlights to the ceiling, an extractor fan, a radiator and an obscured wooden framed sash window with secondary glazing.

OUTSIDE

The property is set within communal grounds and has communal lawn areas, communal patio seating areas, access into a garage and a parking space.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band E

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): £5,484 (£457 pcm)

Property Tenure is Leasehold. Term : 999 years from 25 March 1996 Term remaining 972 years.

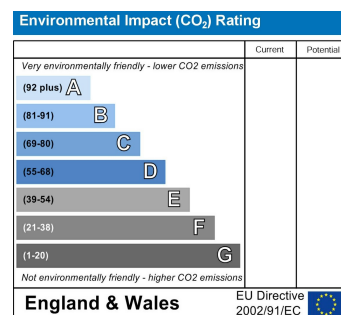
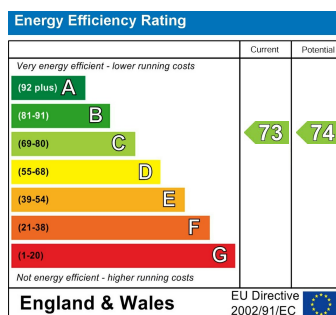
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.



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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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