

# HoldenCopley

PREPARE TO BE MOVED

Mapperley Road, Mapperley Park, Nottinghamshire NG3 5AS

---

Guide Price £220,000



COMPLETELY RENOVATED THROUGHOUT...

GUIDE PRICE: £220,000 - £240,000

Welcome to this stunning two-bedroom duplex apartment, which has undergone a complete and meticulous refurbishment, ensuring a modern and sophisticated living experience. Situated within a sought-after location, this property is within close proximity to various amenities, local conveniences, and excellent school catchments as well as having easy access to Nottingham City Centre. Upon entering the apartment on the ground floor, you are greeted by an inviting entrance hall, featuring a convenient utility cupboard, providing ample storage space for everyday essentials. The open-plan layout seamlessly connects the kitchen, dining area and lounge, creating a spacious and versatile living environment. The modern fitted kitchen boasts a sleek and contemporary design, offering a range of high-quality appliances and ample countertop space for all your culinary endeavours. Moving up to the first floor, you will find two generously sized bedrooms, each thoughtfully designed to provide a tranquil and comfortable sanctuary. These rooms offer plenty of natural light and can be easily adapted to suit your individual needs, whether you require a guest room, a home office or a personal haven. Completing the first floor is a stylish three-piece bathroom suite, exuding elegance and featuring modern fixtures and fittings. Outside, this duplex apartment benefits from on-street parking, ensuring convenience for both residents and visitors alike. In summary, this fully refurbished two-bedroom duplex apartment presents an exceptional opportunity for those seeking a modern and stylish living space. With its thoughtfully designed layout, contemporary finishes and convenient location, this property is truly a hidden gem. Don't miss out on the chance to make this stunning apartment your own and experience the epitome of comfortable and stylish living.

MUST BE VIEWED





- Duplex Apartment
- Two Bedrooms
- Open Plan Kitchen/Diner
- Stylish Three-Piece Bathroom Suite
- Refurbished To A High Standard Throughout
- Spacious Accommodation
- Modern Throughout
- On-Street Parking
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

19'2" x 6'0" (5.85 x 1.85)  
The entrance hall has newly fitted carpets, a utility cupboard, a radiator, recessed spotlights, coving to the ceiling and a single door providing access into the accommodation

Utility Cupboard

The utility cupboard has a worktop and provides ample storage space

Kitchen/Lounge/Diner

22'5" x 14'9" (6.85 x 4.50)  
The kitchen/lounge/diner has a range of fitted base and wall units with quartz worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated microwave, an integrated induction hob, an extractor fan, an integrated fridge freezer, an integrated dishwasher, tiled splashback, a radiator, bamboo flooring, recessed spotlights, coving to the ceiling, a double glazed window and a double glazed bay window to the front elevation

FIRST FLOOR

Landing

7'10" x 7'2" (2.41 x 2.20)  
The landing has carpeted flooring, recessed spotlights, coving to the ceiling and provides access to the first floor accommodation

Master Bedroom

13'4" x 11'4" (4.07 x 3.47)  
The master bedroom has newly fitted carpets, a radiator and a double glazed window to the rear elevation

Bedroom Two

10'10" x 8'10" (3.32 x 2.70)  
The second bedroom has newly fitted carpets, a radiator and a double glazed window to the rear elevation

Bathroom

7'3" x 6'7" (2.21 x 2.03)  
The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a panelled bath with central taps, a waterfall-style and hand-held shower fixture, a glass shower screen, a heated towel rail, partially tiled walls, tiled flooring and recessed spotlights

Outside

Outside to the front of the property there is access to on-street parking

DISCLAIMER


Council Tax Band Rating - Nottingham City Council - Band TBC  
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 Freehold however the title will be split into a leasehold once a buyer has been secured

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.

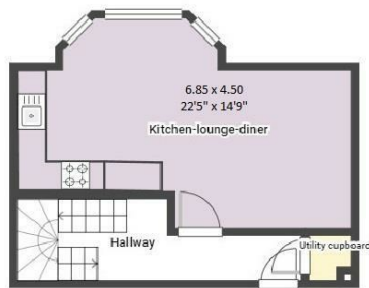
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>70</b>	<b>70</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Mapperley Road, Mapperley Park, Nottinghamshire NG3 5AS



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.  
© HoldenCopley

---

**01156712555**

**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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.