



Hine Hall,  
Mapperley, Nottingham  
NG3 5PD

**£135,000 Leasehold**





Robert Ellis Estate Agents are delighted to bring to the market this **OUTSTANDING TWO-BEDROOM, GROUND - FLOOR APARTMENT** situated within this unique period property.

This is an ideal property for **ONE STOREY LIVING**, with it's own accessible private entrance, ideal for if you are looking to downsize!

A beautifully presented and characterful **TWO DOUBLE** bedroom ground floor apartment set within the stunning 'Hine Hall' and situated within easy reach of both Nottingham City Centre and Mapperley's excellent range of amenities.

The accommodation comprises a private entrance door leading into the open plan living space offering a bright and spacious lounge/dining room as well as a modern fitted kitchen with an ample range of units and an integrated oven, hob with extractor, fridge/freezer.

The **TWO DOUBLE** bedrooms are accessed via the inner hallway with the master bedroom having a refitted en-suite shower room. Large storage cupboard with plumbing for the washing machine and the separate family bathroom.

Outside, the property sits behind secure remote-controlled gates in fantastic established communal grounds which must be viewed to be fully appreciated and are maintained under the service agreement. Off-street parking within the gates is available for residents and there is also a further external car park for visitors.

This is the ideal home for any prospective buyer looking for period charm & modern-day living. Contact the office to arrange your viewing now.





### Front of Property

Glazed entrance door leading into the Open Plan Living Room / Kitchen

### Living Room

21'4 x 11'01 approx (6.50m x 3.38m approx)

Glazed entrance door to the the front elevation incorporating 2 UPVC double glazed windows either side. Carpeted flooring. Wall mounted electric heating panel. Recessed ceiling spotlights. Wall light points. Coving to the ceiling. Feature fireplace incorporating electric fire and stone hearth. Open through to Kitchen Area. Doorway to Inner Entrance Hallway

### Kitchen Area

11'02 x 7'05 approx (3.40m x 2.26m approx)

UPVC double glazed windows to the front and side elevations. Kickboard electric heater. Ceiling light points. Range of matching base and drawer units with laminate worksurfaces over and breakfast bar with space for seating. Stainless steel sink and drainer with swan neck dual heat tap over. Integrated Smeg dishwasher. Integrated oven and hob. Stainless steel extractor hood and splashback. Integrated fridge and freezer. Open through to main living area.

### Inner Entrance Hallway

15'07 x 4'03 approx (4.75m x 1.30m approx)

Carpeted flooring. Recessed ceiling spotlights. Loft access hatch. Internal doors leading into Bedroom 1, 2, Bathroom and Storage Cupboard / Utility Area

### Bedroom 1

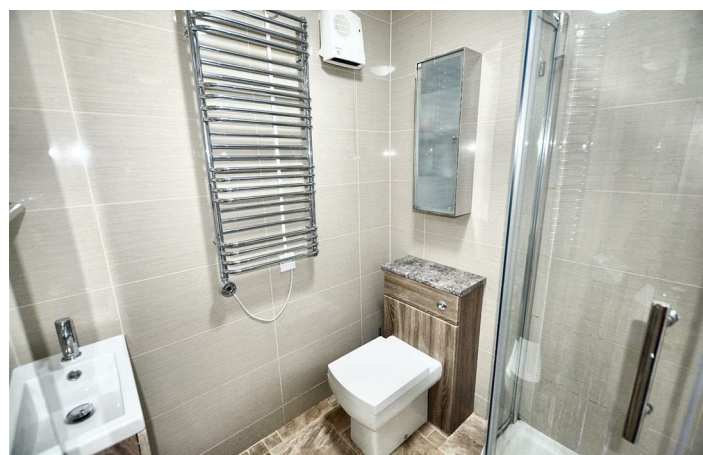
9'06 x 11'06 approx (2.90m x 3.51m approx)

Glazed door to the front elevation. Carpeted flooring. Wall mounted electric heating panel. Ceiling light point. Access into En Suite Shower Room

### En Suite Shower Room

5'09 x 5'08 approx (1.75m x 1.73m approx)

Lino flooring. Tiled walls. Wall mounted Dimplex electric heater. Ceiling light point. 3 piece suite comprising of a quadrant walk-in shower enclosure with Mira electric handheld shower unit, wall hung vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC. Chrome heated towel rail.



### Bedroom 2

7'08 x 11'11 approx (2.34m x 3.63m approx)

UPVC double glazed French doors leading to the enclosed courtyard area. Carpeted flooring. Wall mounted electric heater. Ceiling light point.

### Family Bathroom

8'07 x 5'10 approx (2.62m x 1.78m approx)

Tiled walls. Wall mounted Dimplex electric heater. Ceiling light point. Wall light point. 3 piece suite comprising of a panel bath with dual heat tap and electric handheld shower unit above, pedestal wash basin with hot and cold taps and a low level flush WC. Chrome heated towel rail.

### Storage Cupboard / Utility Area

5'01 x 4'06 approx (1.55m x 1.37m approx)

The useful additional storage cupboard / utility area benefits from having shelving providing additional storage, space and plumbing for automatic mashing machine and the airing cupboard houses the hot water cylinder.

### Council Tax

Local Authority Nottingham

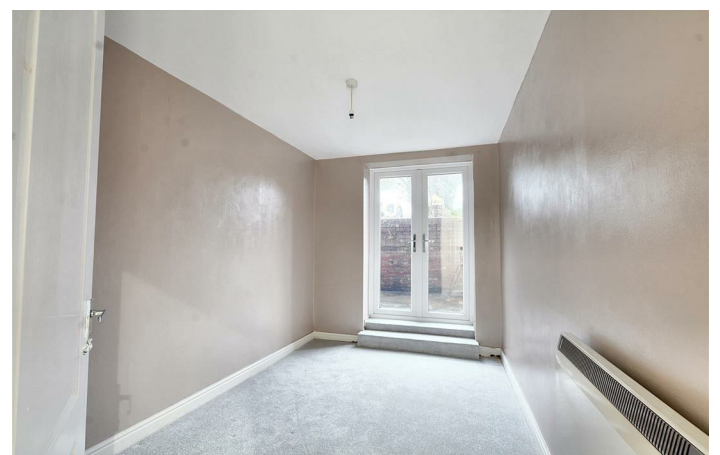
Council Tax band B

### Agents Notes:

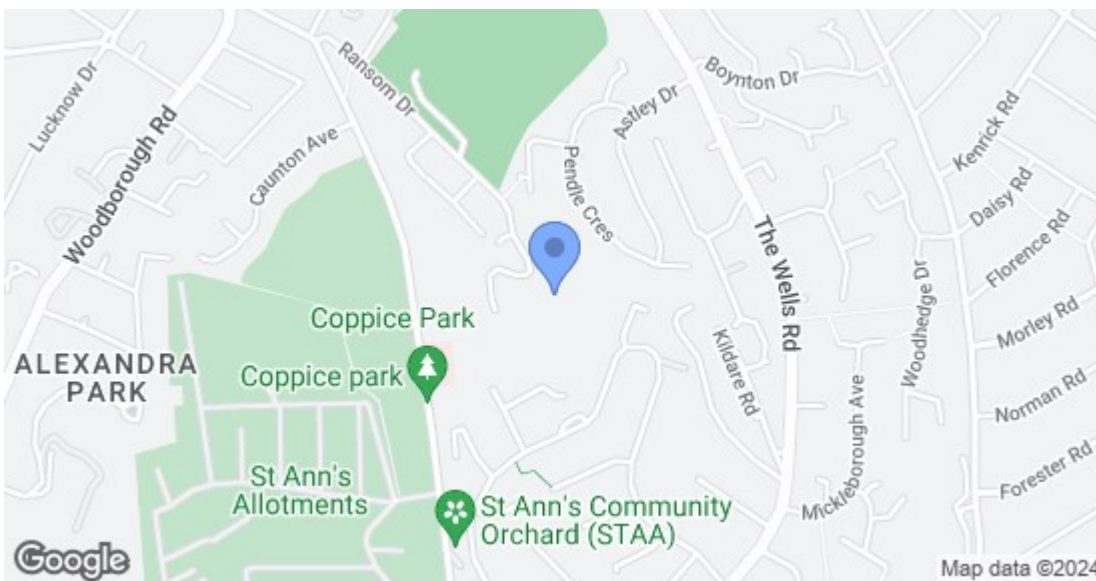
Leasehold Information - Length of Lease remaining: 965 years

Ground Rent £0 (per month/per 6 months/per annum)

Service Charge £195 pcm



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.