

HoldenCopley

PREPARE TO BE MOVED

Hine Hall, Mapperley, Nottinghamshire NG3 5PP

Offers Over £195,000 - £225,000

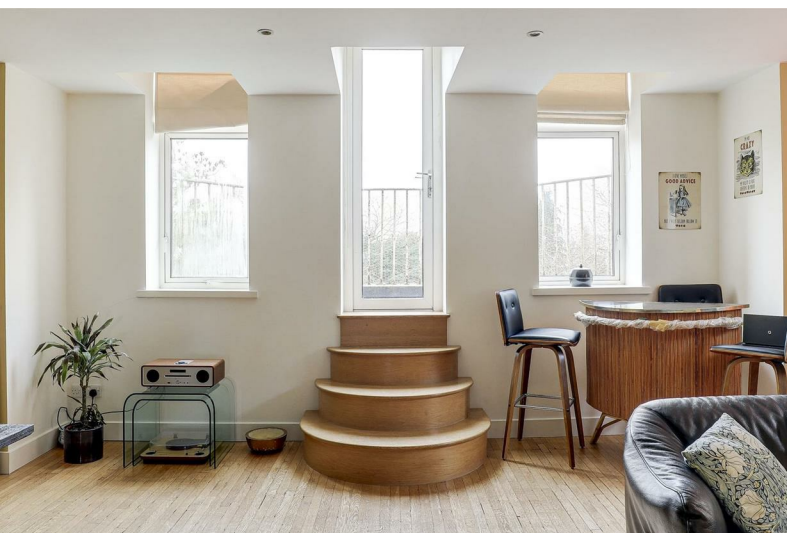
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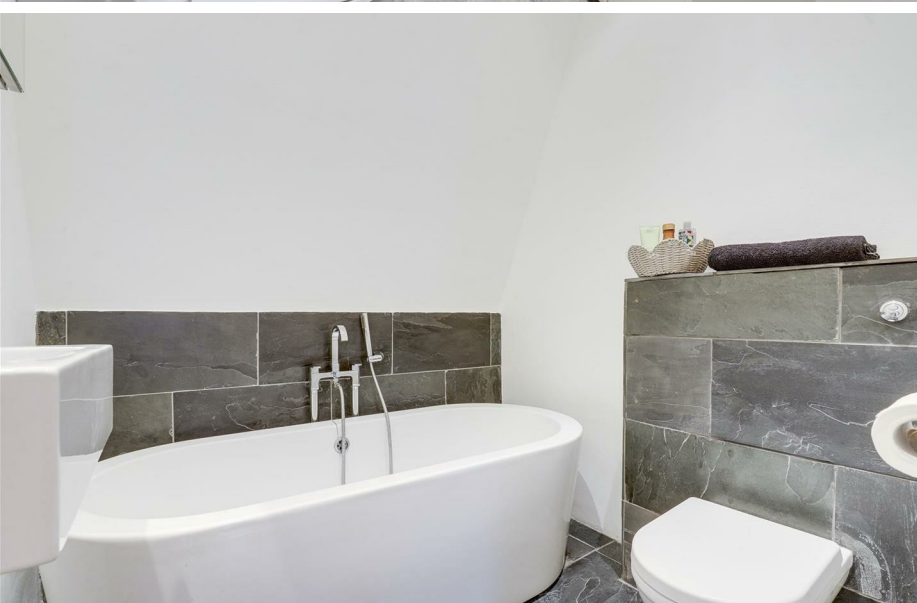


LOCATION, LOCATION, LOCATION...

This impeccably presented duplex penthouse apartment is a gem within a secluded gated development, part of the distinguished Hine Hall period conversion. Ideally located, it offers a tranquil retreat just a short stroll from Mapperley Top and a five-minute drive to Nottingham city centre. Perfectly suited for a professional individual or a couple who enjoy hosting, this cleverly designed apartment boasts contemporary elegance and panoramic views that will undoubtedly impress your friends. This apartment offers an expansive lower level featuring an entrance hallway, a modern kitchen, and utility facilities, complemented by a spacious living area with access to a south-facing private balcony overlooking meticulously maintained communal gardens. A spiral staircase leads to the upper level, which houses three double bedrooms, each accompanied by its own bathroom suite. Outside, the property features a large gated driveway, ensuring secure and unrestricted parking, and grants access to private, resident-only south-facing gardens. Additionally, this residence includes the convenience of a private garage.

MUST BE VIEWED





- Apartment
- Three Bedrooms
- Three-Piece Bathroom Suite & Two En-suites
- Spacious Living Room With Balcony
- Modern Fitted Kitchen & Utility Room
- Duplex With Feature Spiral Staircase
- Communal South Facing Gardens
- Garage & Addition Parking
- Leasehold With A Share Of the Freehold
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has solid wood flooring, a wall-mounted intercom system, and a single door providing access into the accommodation.

Kitchen

15'5" x 8'10" (4.70m x 2.70m)

The kitchen has a range of fitted base and wall units with stainless steel worktops, two undercounter stainless steel sinks with a mixer tap, an integrated oven, ceramic hob, extractor fan, an integrated dishwasher, an integrated fridge freezer, wine storage area, recessed spotlights, feature tiled flooring, and a double glazed window.

Utility Room

6'6" x 6'6" (2.00m x 2.00m)

The utility room has storage shelves, space and plumbing for a washing machine, space for a tumble dryer, and solid wood flooring.

Living Room

22'7" max x 19'8" max (6.90m max x 6.00m max)

The living room has wooden flooring, a TV point, two wall-mounted heaters, recessed spotlights, space for a dining table, three double glazed windows, a feature spiral staircase, and a single door leading to the balcony.

Balcony

The balcony is South facing and overlooks the communal gardens.

FIRST FLOOR

Landing

The landing has wooden flooring, a wall-mounted heater, a feature beam to the ceiling, and provides access to the accommodation.

Bedroom One

16'8" x 10'5" (5.10m x 3.20m)

The first bedroom has three double glazed windows which overlook the communal gardens, a wall-mounted heater, recessed spotlights, double fitted wardrobes, two feature beams to the ceiling, access into the loft, solid wood flooring, and access into the en-suite.

En Suite

8'2" x 2'7" (2.50m x 0.80m)

The en-suite wet room has a Velux window, a mains fed rainfall style shower, a wall-mounted hand basin, low level flush WC, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

Bedroom Two

16'4" max x 13'9" max (5.00m max x 4.20m max)

The second bedroom has two Velux windows, a wall mounted heater, and a range of fitted wardrobes with recessed spotlights which also includes a dressing table with mirror, carpeted flooring, and access into the en-suite.

En Suite

14'9" x 5'10" (4.50m x 1.80m)

The en-suite has two Velux windows, a low level flush W/C, a countertop wash basin, a shower cubicle with a wall-mounted shower fixture, a heated towel rail, an in-built storage cupboard, and wood-effect flooring.

Bedroom Three

8'10" x 8'10" (2.70m x 2.70m)

The third bedroom has two Velux windows, a feature beam, and solid wood flooring.

Bathroom

6'6" x 6'6" (2.00m x 2.00m)

The bathroom has a conceal dual flush W/C with tiled surround, a wall-mounted wash basin, a freestanding bath with a central tap and handheld shower fixture with a tiled splashback, recessed spotlights, and tiled flooring.

OUTSIDE

Outside there are communal South-facing gardens with a gated drive giving access to a forecourt that holds secure parking. This property also benefits from a garage.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

This information was obtained through the direct gov 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:

Service Charge in the year marketing commenced (EPA): £2,346.40

Property Tenure is Leasehold With A Share Of the Freehold . Term : 999 years from 24th June 1988 Term remaining 963 years.

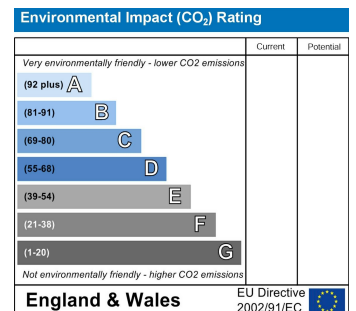
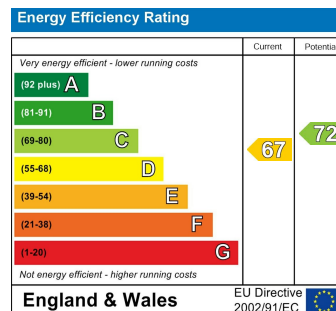
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

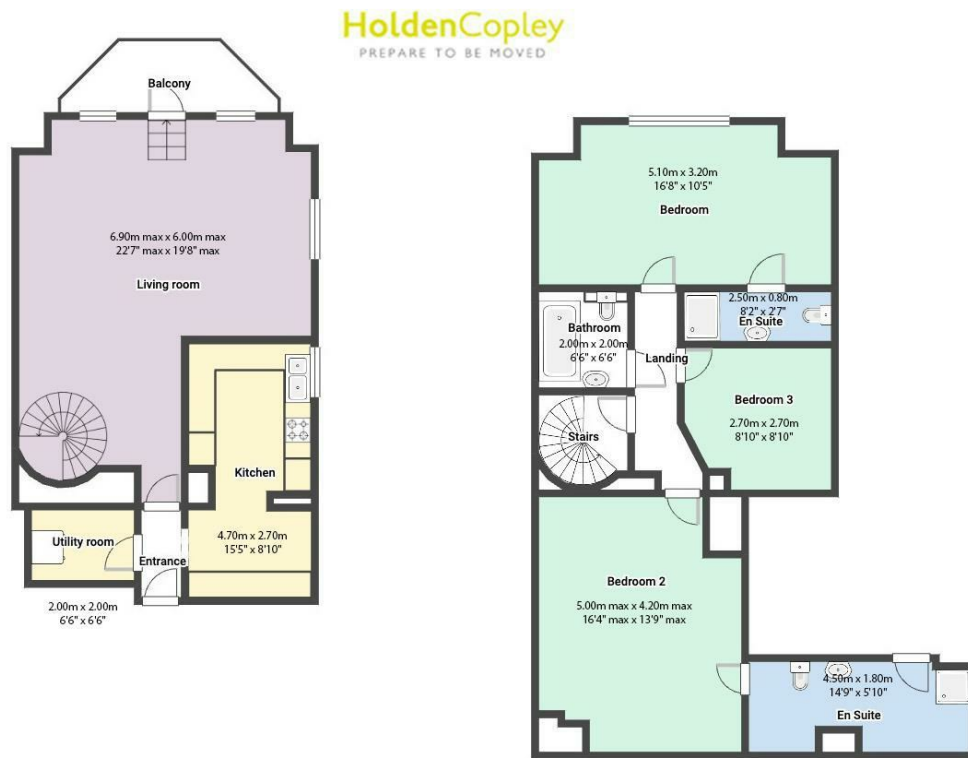
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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



Hine Hall, Mapperley, Nottinghamshire NG3 5PQ



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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