

# HoldenCopley

PREPARE TO BE MOVED

Mapperley Road, Mapperley Park, Nottinghamshire NG3 5AN

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Guide Price £220,000 - £245,000



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GUIDE PRICE: £220,000 - £240,000

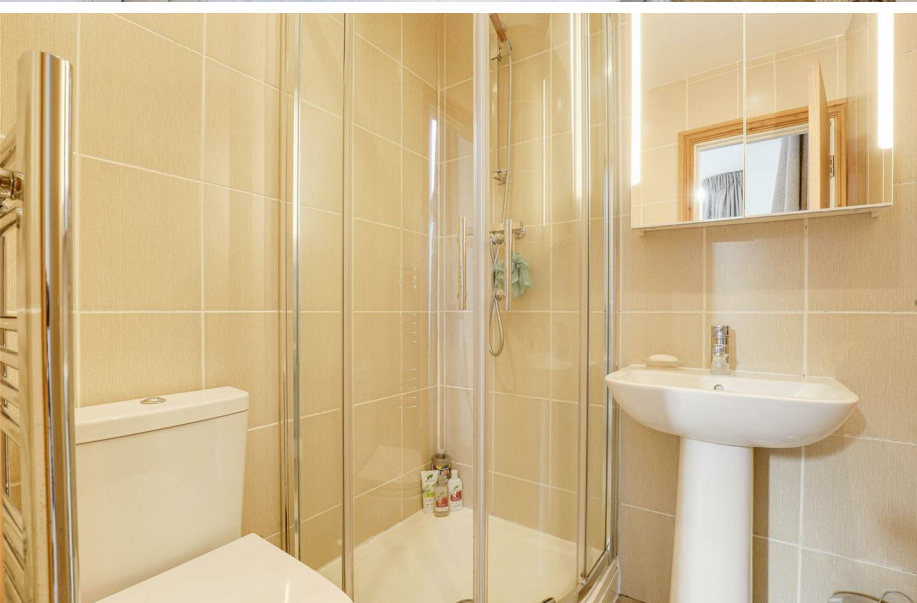
GRADE II LISTED BUILDING...

Discover refined living in this luxurious two-bedroom ground floor apartment with its own private entrance, gracefully situated within Marlborough Hall —an exclusive gated development in the historic Mapperley Park. Originally constructed in 1875 as a Victorian house, this residence has undergone a meticulous aesthetic refurbishment, meticulously restoring its original features, including soaring high ceilings and a stunning atrium. Seamlessly blending charm with contemporary comforts, the apartment boasts a range of new and modern features. The interior comprises a modern open-plan living and kitchen area adorned with integrated appliances, a master bedroom featuring an en-suite shower room, a second bedroom, and a contemporary family bathroom. Step outside to a delightful terrace offering views of the off-road parking and manicured grounds to the fore. Immaculately presented throughout, this property is the epitome of sophistication and would be an ideal acquisition for first-time buyers or savvy investors seeking a residence ready for immediate occupancy. Mapperley Park, a coveted conservation area in Nottingham, adds to the allure with its convenient proximity to the Queens Medical Centre, City Hospital, Hollygirt School, and easy access to the City Centre —an exceptional opportunity for those who appreciate the blend of historical charm and modern luxury.

MUST BE VIEWED







- Ground Floor Apartment With Private Entrance
- Exclusive Gated Development
- Two Bedrooms
- Open Plan Living
- Modern Fitted Kitchen
- Two Modern Bathroom Suites
- Terrace & Communal Gardens
- Off-Road Parking
- Leasehold - Over 100 Years Left On Lease
- Highly Desirable Location











## ACCOMMODATION

### Kitchen Living Space

18'2" x 17'5" (5.54m x 5.32m)

The open plan kitchen and living area has wood-effect flooring, high ceilings with recessed spotlights, an exposed brick feature wall, a TV point, a wall-mounted electric heater, a wall-mounted security intercom system, a range of fitted base and wall units with a worktop, a stainless steel undermount sink with a swan neck mixer tap, an integrated oven with an electric hob and angled extractor fan, an integrated slimline dishwasher, an integrated fridge freezer, space and plumbing for a washing machine, under-cabinet lighting, plinth lighting, exposed brick splashback, UPVC double-glazed windows, and a single UPVC door providing access to a terrace.

### Hall

The hall has wood-effect flooring, and high ceilings with recessed spotlights.

### Bathroom

5'8" x 4'5" (1.74m x 1.37m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a Jacuzzi-style bath, fully tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

### Bedroom One

14'11" x 9'4" (4.57m x 2.86m)

The first bedroom has dual-aspect UPVC double-glazed windows, high ceilings, wood-effect flooring, a wall-mounted electric heater, and access into the en-suite.

### En-Suite

4'8" x 4'6" (1.43m x 1.38m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a mains-fed shower, fully tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

### Bedroom Two

11'7" x 7'6" (3.55m x 2.30m)

The second bedroom has a UPVC double-glazed window, high ceilings, and wood-effect flooring.

## OUTSIDE

Externally, a terrace area with a paved patio provides a vantage point overlooking the well-kept communal gardens, accompanied by convenient off-road parking.

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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:

Service Charge in the year marketing commenced (£PA): £1,952.62

Ground Rent in the year marketing commenced (£PA): £250

Property Tenure is Leasehold. Term: 125 years from 1 January 2017 -

Term remaining 118 years.

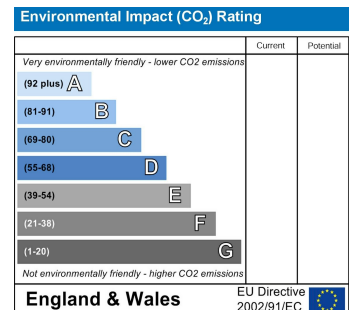
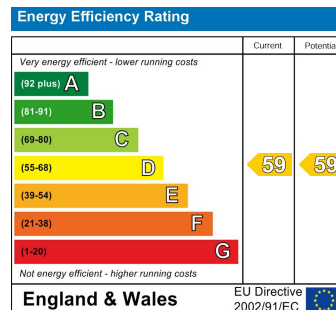
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

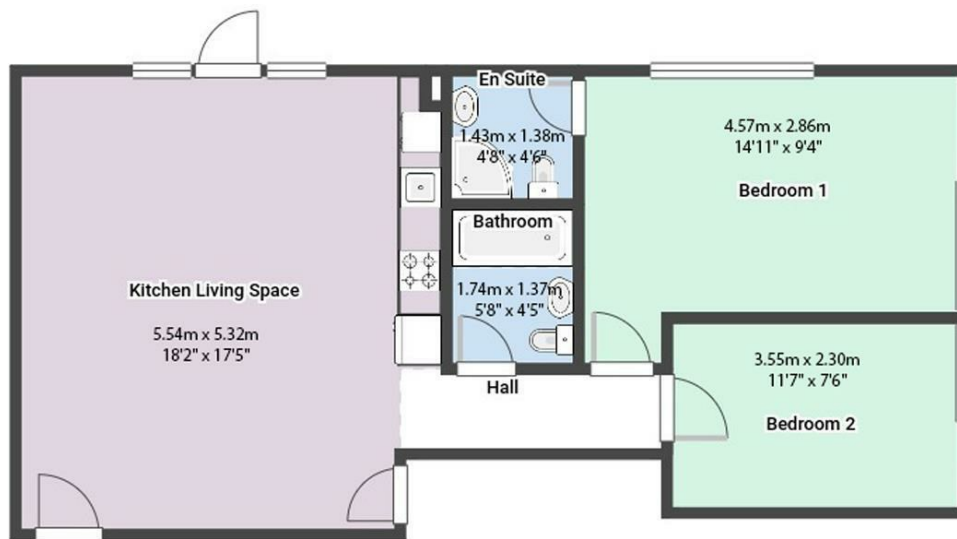
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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