

HoldenCopley

PREPARE TO BE MOVED

Ockbrook Drive, Mapperley, Nottinghamshire NG3 6AT

Guide Price £160,000 - £175,000

GUIDE PRICE: £160,000 - £170,000

PERFECT FIRST-TIME BUY...

Nestled in a popular location, situated within easy reach of the lively Mapperley Top, a hub of shops, eateries, and excellent bus links leading to the City Centre, the location offers the perfect blend of vibrancy and accessibility. The property, well-presented and move-in ready, boasts an inviting entrance hall leading onto a spacious living room and a dedicated dining area creating an ideal space for relaxation and entertainment. The modern fitted kitchen, adorned with integrated appliances, epitomises convenience and style. A recently upgraded, chic bathroom suite adds a touch of luxury, while two bedrooms provide comfortable retreats. Outside, the apartment comes complete with an allocated parking space, ensuring convenience, and overlooks well-maintained communal gardens. This residence seamlessly combines contemporary living with proximity to amenities, making it an ideal haven for those seeking a stylish and accessible urban lifestyle.

MUST BE VIEWED



- Apartment
- Two Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Newly-Fitted Stylish Bathroom
- Allocated Off-Road Parking
- Sought-After Location
- Close To City Centre
- Leasehold - Over 900+ Years Left On Lease
- Must Be Viewed

ACCOMMODATION

Entrance Hall

11'2" x 5'10" (3.42m x 1.80m)
The entrance hall has laminate flooring, a wall-mounted consumer unit, a wall-mounted electric heater, a wall-mounted security intercom system, and a single door providing access into the accommodation.

Living Room

14'6" x 10'10" (4.43m x 3.31m)
The living room has laminate flooring, a wall-mounted electric heater, two single-glazed windows, a TV point, and open access into both the kitchen and the dining room.

Dining Room

10'5" x 7'7" (3.19m x 2.32m)
The dining room has a single-glazed window, and laminate flooring.

Kitchen

10'1" x 8'10" (max) (3.09m x 2.71m (max))
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated dishwasher, an integrated fridge and freezer, an integrated washing machine, laminate flooring, tiled splashback, an in-built pantry cupboard, recessed spotlights, and a single-glazed window.

Master Bedroom

8'6" x 12'0" (2.61m x 3.67m)
The main bedroom has a single-glazed window, carpeted flooring, a TV point, and a wall-mounted heater.

Bedroom Two

8'5" x 10'1" (2.58m x 3.08m)
The second bedroom has a single-glazed window, carpeted flooring, and a wall-mounted electric heater.

Bathroom

5'2" x 5'10" (1.58m x 1.80m)
The bathroom has a concealed dual flush W/C, a vanity unit wash basin with fitted storage underneath, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head and matte black fixtures, wall-mounted LED vanity mirror, partially tiled walls, laminate flooring, recessed spotlights, and an extractor fan.

OUTSIDE

Outside of the property is an allocated parking space and communal gardens.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C
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 (EPA): £1,419.64
Ground Rent in the year marketing commenced (EPA): £125
Property Tenure is Leasehold, Term: 999 years from 1st October 2022 - Term remaining 977 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.

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.

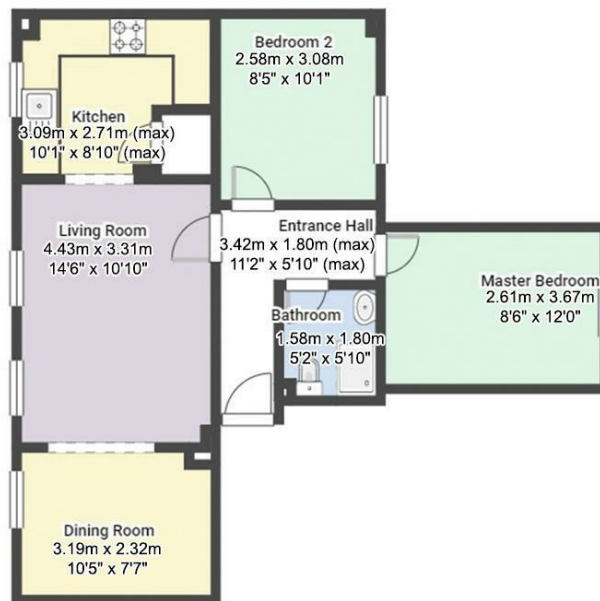
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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