

HoldenCopley

PREPARE TO BE MOVED

Magdala Road, Mapperley Park, Nottinghamshire NG3 5DG

Guide Price £130,000 - £160,000

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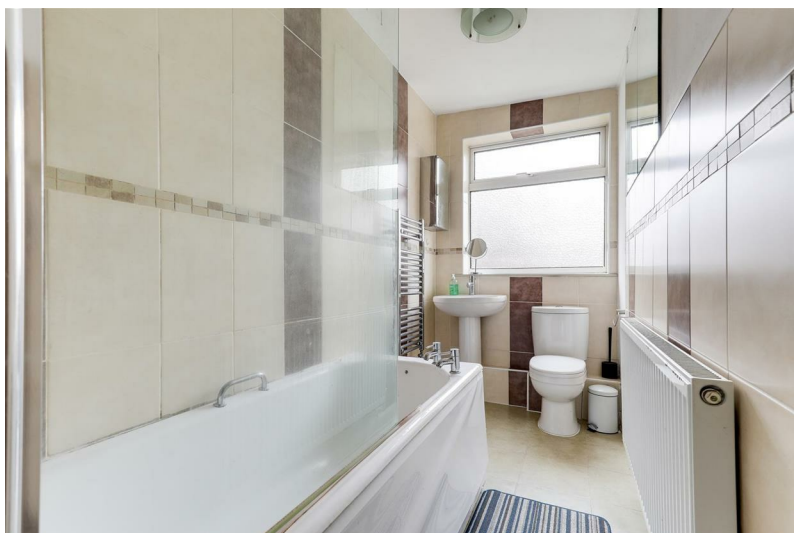


GUIDE PRICE: £130,000 - £150,000

PERFECT FIRST TIME BUY...

Ideal for first-time buyers, this spacious two-bedroom flat offers comfortable living in a convenient location. Situated centrally, it enjoys close proximity to Nottingham City Centre, providing easy access to a variety of shops, eateries, and excellent transport links. The accommodation includes an entrance hall, a living room, two bedrooms, a fitted kitchen, and a three-piece bathroom suite. Outside, residents benefit from access to an allocated garage and can enjoy the use of a communal garden.

MUST BE VIEWED





- Second Floor Apartment
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Secure Telephone Entry System
- Leasehold
- Garage
- Close To Local Amenities
- Must Be Viewed





ACCOMMODATION

Entrance Hall

6'7" x 6'8" (2.01m x 2.04m)

The entrance hall has carpeted flooring, a secure telephone entry system, and a single door providing access into the accommodation.

Living Room

13'6" x 16'5" (4.12m x 5.01m)

The living room has a UPVC double glazed window, a radiator, and carpeted flooring.

Kitchen

15'3" x 7'11" (4.66m x 2.42m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob, and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted boiler, space for a dining table, tiled splashback, vinyl flooring, and a UPVC double glazed window.

Master Bedroom

12'6" x 9'11" (3.82m x 3.03m)

The main bedroom has a UPVC double glazed window, a radiator, and carpeted flooring.

Bedroom Two

7'4" x 15'8" (2.25m x 4.78m)

The second bedroom has a UPVC double glazed window, a radiator, in-built cupboard, and carpeted flooring.

Bathroom

12'4" x 4'5" (3.76m x 1.36m)

The bathroom has a UPVC double glazed obscure window, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head with a shower screen, a radiator, a chrome heated towel rail, partially tiled walls, vinyl flooring.

OUTSIDE

To the outside of the property is communal areas, and a garage and parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – Yes / No

Broadband – Fibre

Broadband Speed - 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating – Nottingham City Council - Band A

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 Leasehold

Service Charge in the year marketing commenced (£PA): £1,692.12

Ground Rent in the year marketing commenced (£PA): N/A

Property Tenure is Leasehold. Term : 999 years from 1 January 2016 Term remaining 991 years.

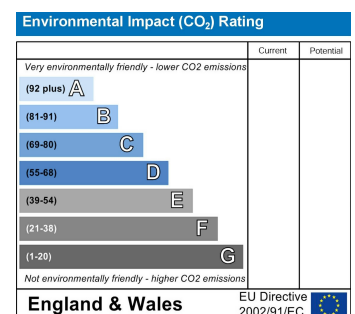
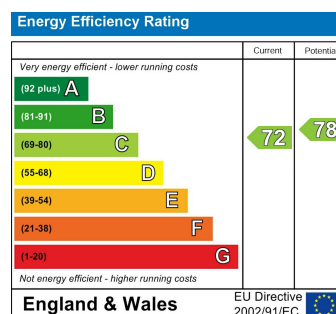
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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