

HoldenCopley

PREPARE TO BE MOVED

Redcliffe Road, Mapperley Park, Nottinghamshire NG3 5AW

Guide Price £120,000

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GUIDE PRICE: £120,000 - £130,000

IDEAL FIRST TIME BUY...

Situated in the desirable area of Mapperley Park, this charming second floor flat offers comfortable and convenient living with its well-proportioned rooms and attractive features. Upon entering the flat, you are greeted by an inviting entrance hallway that provides access to all the rooms within the residence. The hallway sets the tone for the rest of the property with its warm and welcoming atmosphere. The spacious living room serves as the heart of the home, providing ample space for relaxation and entertainment. The room's generous dimensions allow for versatile furniture arrangements, accommodating both a comfortable lounge area and a dining space. Large windows fill the room with natural light, creating an airy and bright ambience. The fitted kitchen, conveniently adjacent to the living room, offers a practical and functional space for culinary endeavours. It is equipped with ample storage cabinets and countertop space for preparing delicious meals. The property comprises two well-proportioned bedrooms, offering comfortable sleeping quarters or versatile spaces for a home office or hobby room. Each bedroom provides a peaceful retreat, ensuring a good night's rest. Natural light floods through the windows, enhancing the serene atmosphere. Completing the accommodation is a stylish bathroom, featuring contemporary fixtures and fittings. It offers a relaxing space to unwind and rejuvenate. One of the highlights of this flat is the balcony, which provides an outdoor sanctuary and an ideal spot for enjoying fresh air. Externally, the property benefits from one permit for the communal parking area, ensuring hassle-free parking. Additionally, there is a useful outside store/shed, providing practical storage solutions for bicycles or any other belongings. Located in the sought-after area of Mapperley Park within close proximity to various amenities and local conveniences.

MUST BE VIEWED





- First Floor Flat
- Entrance Hall
- Spacious Living Room
- Fitted Kitchen
- Two Bedrooms
- Three Piece Bathroom Suite
- Balcony
- Permit Parking Space
- Communal Grounds
- Storage Shed/Store





ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, three storage cupboards, a telephone entry call point and a wooden door providing access into the property.

Living Room

13'9" x 13'4" (4.21m x 4.08m)

The living room has carpeted flooring, a TV point, a radiator and two UPVC double glazed windows.

Kitchen

7'11" x 13'4" (2.16m x 4.08m)

The kitchen has Flotex flooring, a range of wall, drawer and base units with worktop above, a stainless steel sink with a drainer, a mixer and instant boiling water tap, space for a cooker oven, space and plumbing for a washing machine, a wall mounted combi boiler, space for a dining table, a heated towel rail radiator and a UPVC double glazed window.

Bedroom One

11'8" x 10'2" (3.56m x 3.10m)

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

Bedroom Two

11'9" x 9'1" (3.59m x 2.78m)

The second bedroom has carpeted flooring, a radiator, a UPVC double glazed window and a UPVC door providing access onto the balcony.

Bathroom

5'5" x 7'2" (1.67m x 2.19m)

The bathroom has vinyl flooring, partially tiled walls, a heated towel rail, a circular wash basin with a chrome mixer tap, a low level W/C, a bath with a mains fed shower attachment over, a shower screen and an obscured UPVC double glazed window.

Balcony

OUTSIDE

The property is set within communal grounds and has one permit to the communal parking area. The property also benefits from a useful shed/store which has exposed brick walls and a lockable door.

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): £1,650.53

Ground Rent in the year marketing commenced (£PA): £0

Property Tenure is Leasehold. Term : 189 years from 25th March

1994 Term remaining 160 years.

The information regarding service charges and ground rent has been

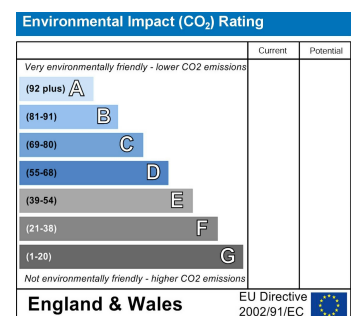
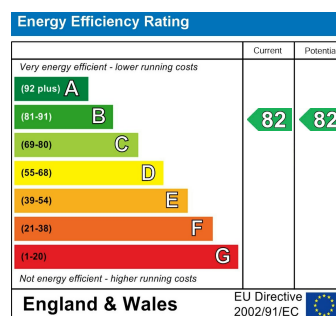
obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 recommend 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.



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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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