

HoldenCopley

PREPARE TO BE MOVED

Magdala Road, Mapperley Park, Nottinghamshire NG3 5DF

Guide Price £230,000

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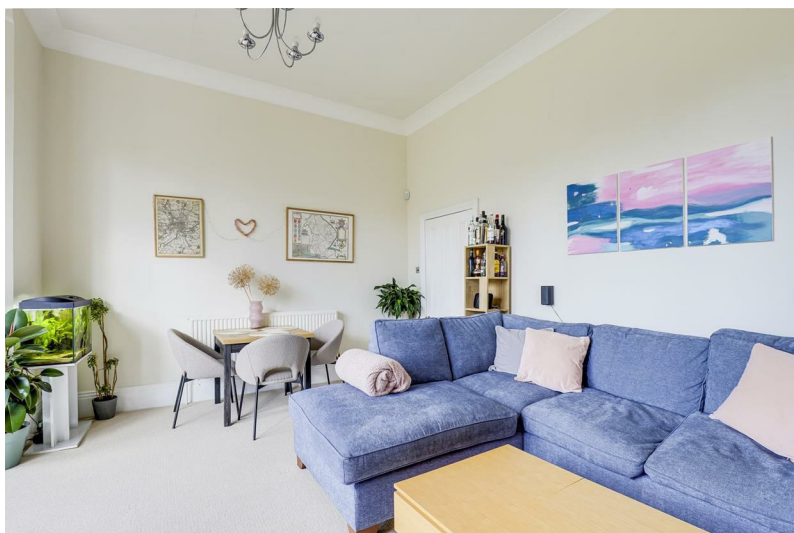


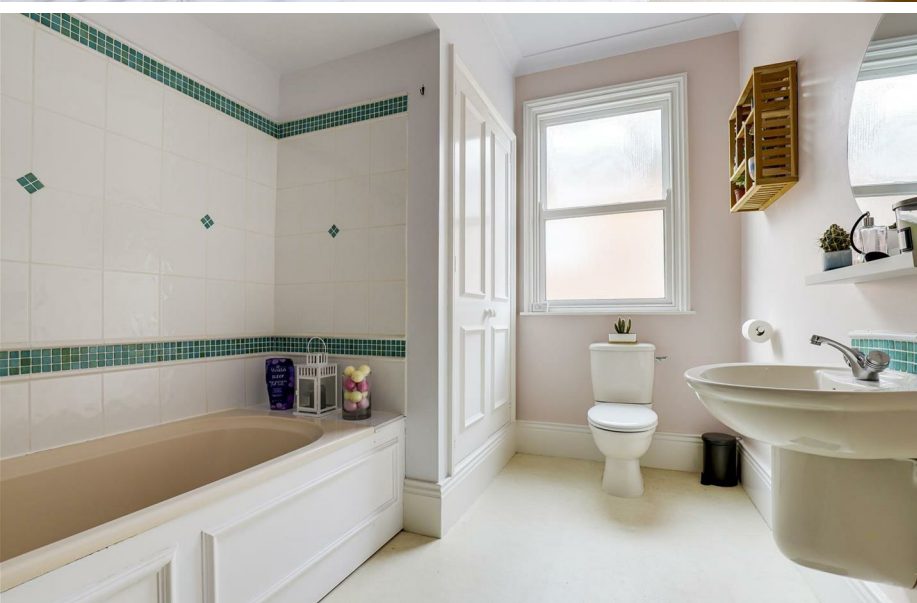
GUIDE PRICE £230,000 - £250,000

LOCATION, LOCATION, LOCATION...

Nestled within the highly sought-after location of Mapperley Park, this first-floor apartment presents an enticing blend of modern comfort and timeless elegance. The apartment boasts a plethora of new and original features, each contributing to its unique allure. Sash windows invite streams of natural light to dance across the high ceilings, accentuating the spaciousness of the interior. Picture rails and ornate coving add a touch of refinement. As you step into the property, you're greeted by an entrance hall, leading onto a large living room, providing ample space for both entertaining and unwinding after a long day. Adjacent, the fitted kitchen showcases modernity with integrated appliances while retaining the apartment's inherent charm. A well-appointed three-piece bathroom suite offers a sanctuary for relaxation and rejuvenation. Two bedrooms offer comfort and privacy, complemented by ample storage space to cater to practical needs. Outside, residents are treated to the convenience of an allocated parking space, ensuring stress-free commuting, while a communal patio area serves as a tranquil sun trap during the summer months. With its perfect fusion of historic charm and contemporary convenience, this Mapperley Park apartment presents an unparalleled opportunity to experience refined living in a prime location.

MUST BE VIEWED





- First Floor Apartment
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen With Integrated Appliances
- Three Piece Bathroom Suite
- New & Original Features Throughout
- Allocated Parking
- Sought After Location
- Leasehold - Share of Freehold
- Must Be Viewed





ACCOMMODATION

Entrance Hall

26'10" x 4'9" (8.18m x 1.46m)

The entrance hall has carpeted flooring, a radiator, a wall mounted security intercom system, a fitted base cupboard, recessed spotlights and a single door providing access into the accommodation.

Living Room

16'0" x 15'7" (4.88m x 4.76m)

The living room has an original sliding sash window, carpeted flooring, a TV point, coving to the ceiling, a ceiling rose, a radiator and a feature fireplace with a decorative surround.

Kitchen

7'5" x 11'1" (2.27m x 3.38m)

The kitchen has a range of fitted base and wall units with worktops, under-cabinet lighting, a stainless steel sink and a half with a swan neck mixer tap, an integrated oven with a gas hob, extractor fan and a stainless steel splashback, an integrated fridge freezer, an integrated washing machine, an integrated dishwasher, partially tiled walls, laminate flooring, a radiator, recessed spotlights, coving to the ceiling and a double glazed sliding sash window.

Master Bedroom

11'8" x 15'9" (3.57m x 4.82m)

The main bedroom has a double-glazed sliding sash window, carpeted flooring, a TV point, a radiator, a picture rail, coving to the ceiling and a ceiling rose.

Bedroom Two

8'3" x 10'7" (2.52m x 3.25m)

The second bedroom has a double-glazed sliding sash window, carpeted flooring, a radiator, a picture rail, coving to the ceiling, a ceiling rose and in-built wardrobes.

Bathroom

10'9" x 7'10" (3.30m x 2.39m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a panelled bath with a mains-fed shower and a bi-folding shower screen, vinyl flooring, partially tiled walls, a radiator, coving to the ceiling, recessed spotlights, an in-built double door cupboard and a double-glazed sliding sash obscure window.

OUTSIDE

Outside of the property is an allocated parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G / Some 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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:

Maintenance Fee in the year marketing commenced (£PA): £1,019.88 (£84.99 per month)

Property Tenure is Leasehold - share of freehold. Term: 150 years from 1 January 2000 Term remaining 126 years.

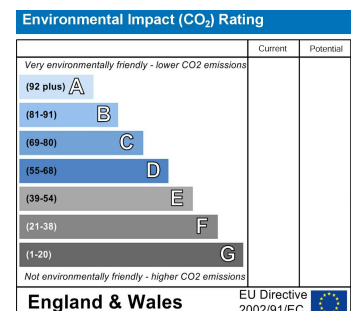
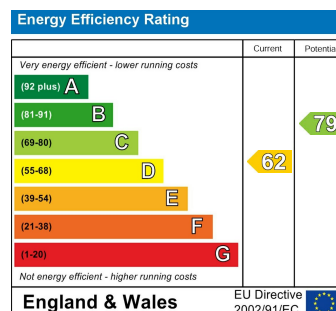
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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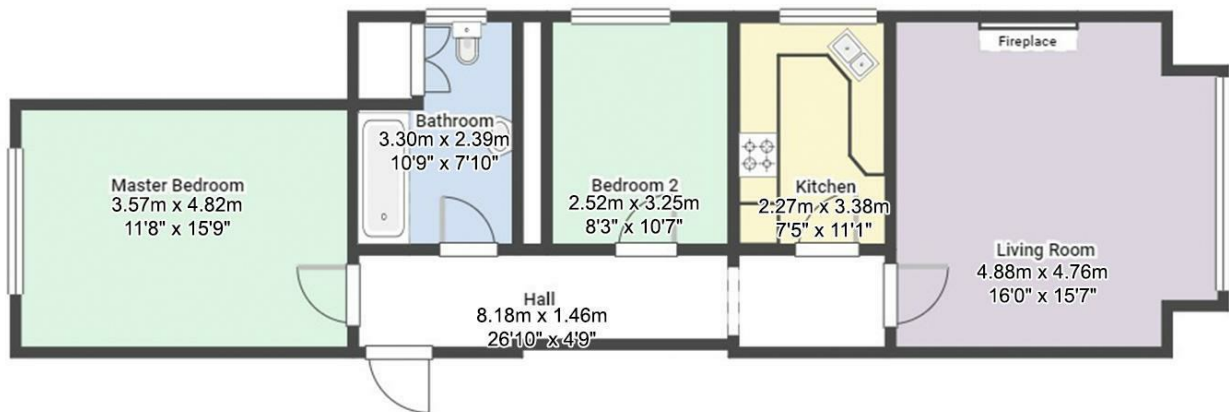
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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