

HoldenCopley

PREPARE TO BE MOVED

Ockbrook Drive, Mapperley, Nottinghamshire NG3 6AU

Guide Price £170,000 - £180,000

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WELL-PRESENTED THROUGHOUT...

Nestled within a popular development, this spacious two-bedroom flat presents an enticing opportunity for both investors and first-time buyers seeking a well-presented abode in a prime location. Boasting ample living space and meticulous attention to detail throughout, this property is sure to captivate discerning eyes. Situated within easy reach of the vibrant hub of Mapperley Top, residents will delight in the array of amenities including charming eateries, boutique shops, and seamless transport links to the bustling City Centre. Step inside to discover an inviting entrance hall leading to a generously proportioned living and dining area, perfect for both relaxation and entertaining guests. The modern fitted kitchen exudes sophistication and convenience, featuring multiple Juliet balconies flooding the space with natural light. Two spacious double bedrooms offer comfortable retreats, complemented by a pristine three-piece bathroom suite and ample storage solutions. The indulgent main bedroom boasts the luxury of an en-suite, adding to the appeal of this remarkable residence. Outside, a dedicated car park provides peace of mind with an allocated parking space, ensuring convenience for residents.

MUST BE VIEWED



- Ground Floor Apartment
- Two Double Bedrooms With Wardrobes
- Open Plan Living & Dining Area
- Modern Fitted Kitchen
- Multiple Balconies
- Two Modern Bathrooms
- Allocated Parking Spot
- Well-Presented Throughout
- Leasehold - Over 900+ Years On Lease
- Popular Location

ACCOMMODATION

Entrance Halls

The entrance hall has a combination of wood-effect and carpeted flooring, multiple in-built cupboards, recessed spotlights, and a single soft-close door providing access into the accommodation.

Kitchen Diner

17'8" x 15'2" (5.40m x 4.64m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an induction hob and extractor fan, an integrated dishwasher and washing machine, space for a fridge freezer, wood-effect flooring, tiled splashback, recessed spotlights, a UPVC double-glazed window, and open plan to the dining area, which has wood-effect flooring, and double French doors opening out to a Juliet-style balcony.

Living Room

17'5" x 11'10" (5.32m x 3.63m)

The open plan living room has wood-effect flooring, a satellite and TV point, a feature fireplace with a flame-effect fire, and additional double French doors opening out to a second Juliet-style balcony.

Bathroom

5'9" x 5'2" (1.77m x 1.58m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture and a shower screen, a chrome heated towel rail, vinyl flooring, partially tiled walls, a wall-mounted light with an electrical shaving point, recessed spotlights, and an extractor fan.

Bedroom One

15'8" max x 11'0" (4.80m max x 3.36m)

The first bedroom has carpeted flooring, fitted sliding door wardrobes, a wall-mounted electric heater, a TV point, double French doors opening out to a balcony area, and access into the en-suite.

En-Suite

8'7" x 4'1" (2.62m x 1.26m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower and a sliding shower screen, a wall-mounted electric heater, vinyl flooring, partially tiled walls, a wall-mounted light with an electrical shaving point, recessed spotlights, and an extractor fan.

Bedroom Two

13'0" x 8'9" (3.97m x 2.69m)

The second bedroom has carpeted flooring, a wall-mounted electric heater, fitted floor to ceiling wardrobes, a TV point, and double French doors opening out to a balcony area.

OUTSIDE

Outside there is an allocated parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heaters

Septic Tank – No

Broadband – Openreach, Hyperoptic

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

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

Sewage – Mains Supply

Flood Defenses – 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:

Service Charge in the year marketing commenced (EPA): £1,508.16

Ground Rent in the year marketing commenced (EPA): £125

Property Tenure is Leasehold. Term: 999 years from 1st October 2002 - 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 recommend that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees: 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.

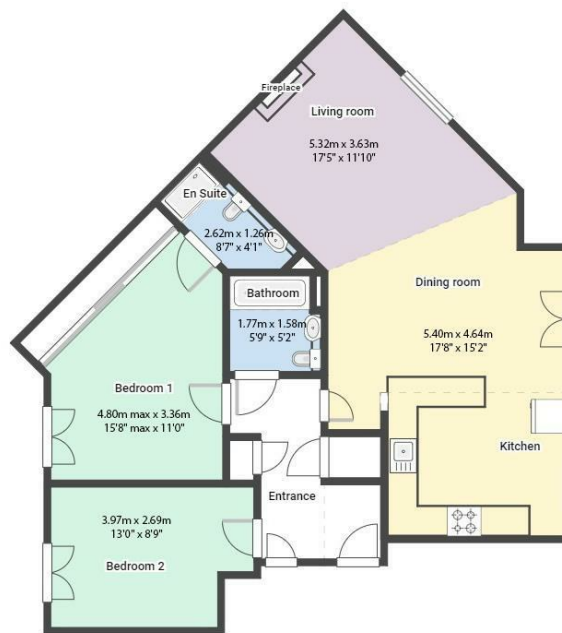
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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