

# HoldenCopley

PREPARE TO BE MOVED

Mapperley Road, Mapperley Park, Nottinghamshire NG3 5AN

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**Guide Price £150,000 - £160,000**

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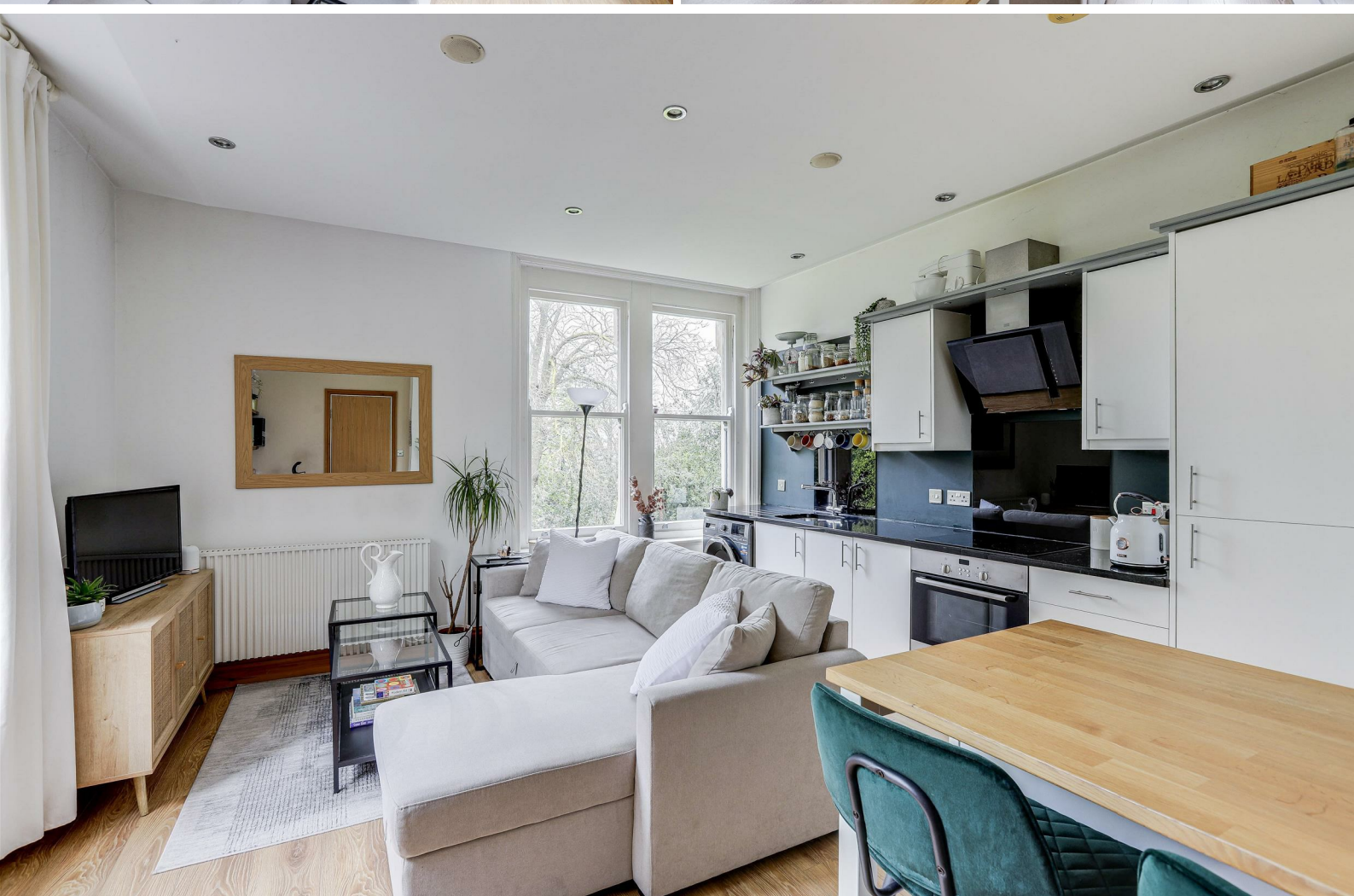


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GRADE II LISTED BUILDING...

This one-bedroom first-floor apartment offers refined living in the prestigious Marlborough Hall, an exclusive gated development nestled within the historic Mapperley Park. Originally built in 1875 as a Victorian house. This apartment features a modern open-plan living and kitchen area, complete with integrated appliances, creating a stylish and functional space for daily living. The spacious bedroom provides ample room for relaxation, while the modern three-piece bathroom suite adds convenience and comfort. Outside, residents can enjoy off-road parking and beautifully manicured grounds, enhancing the sense of tranquillity and luxury. Well-presented throughout, this apartment is an ideal choice for first-time buyers or savvy investors looking for a property that is move-in ready. Located in Mapperley Park, a coveted conservation area in Nottingham, this apartment benefits from its proximity to key amenities such as the Queens Medical Centre and Nottingham City Hospital. Additionally, easy access to the City Centre further enhances its appeal, offering residents a perfect blend of historical charm and modern convenience. Don't miss this exceptional opportunity to experience refined living in one of Nottingham's most desirable neighbourhoods

MUST BE VIEWED





- First Floor Apartment
- Exclusive Gated Development
- One Bedroom
- Open Plan Living & Fitted Kitchen Area
- Three-Piece Bathroom Suite
- Communal Gardens
- Off-Road Parking
- Secure Entry System
- Leasehold
- Must Be Viewed





## ACCOMMODATION

### Entrance Hallway

9'4" x 7'10" (max) (2.85m x 2.39m (max))

The entrance hall has wood effect flooring, a wall mounted electric heater, a wall mounted consumer box, a single glazed sash window, recessed spotlights, a telecom entry system, and a wooden door provides access into the accommodation

### Lounge/Kitchen Diner

15'6" x 13'9" (max) (4.74m x 4.21m (max))

The open plan lounge kitchen diner has a range of fitted base and wall units with worktops, a stainless steel under-mounted sink, mixer tap and integrated drainer grooves, an integrated oven, ceramic hob and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, space for a dining table, a TV point, a wall-mounted heater, recessed spotlights, wood-effect flooring, and two single glazed sash windows.

### Bedroom

10'1" x 10'0" (max) (3.09m x 3.07m (max))

The bedroom has to double glazed window, a wall-mounted heater, a picture rail, and wood-effect flooring.

### Bathroom

5'8" x 4'2" (max) (1.74m x 1.28m (max))

The bathroom has a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall mounted rainfall shower head and a handheld shower head, an extractor fan, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

Outside of the property is gated access, a shared garden and an allocated parking space

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating – Connected to Mains Supply

Septic Tank – Yes / No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 47Mbps and

Upload speed 8Mbps

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

Service Charge in the year marketing commenced (£PA): £1,952.00

Ground Rent in the year marketing commenced (£PA): £250

Property Tenure is Leasehold. Term : 125 years from 1 January 2017

Term remaining 118 years.

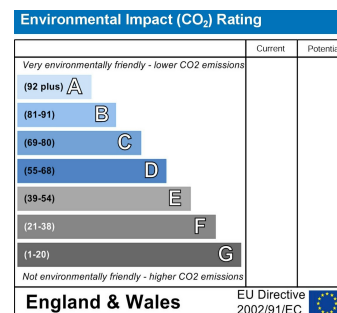
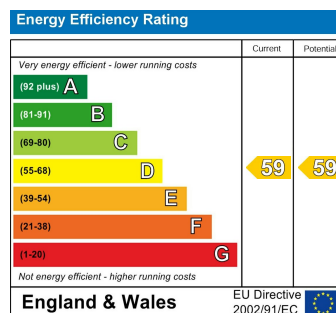
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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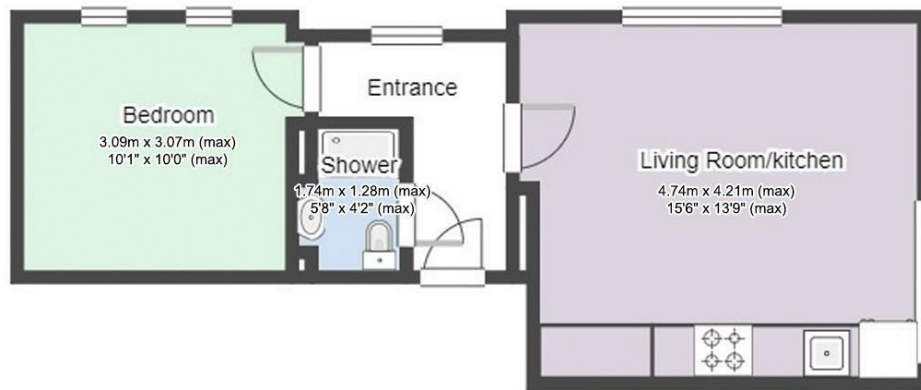
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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