

# HoldenCopley

PREPARE TO BE MOVED

Mapperley Road, Mapperley Park, Nottinghamshire NG3 5AS

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**Guide Price £470,000**

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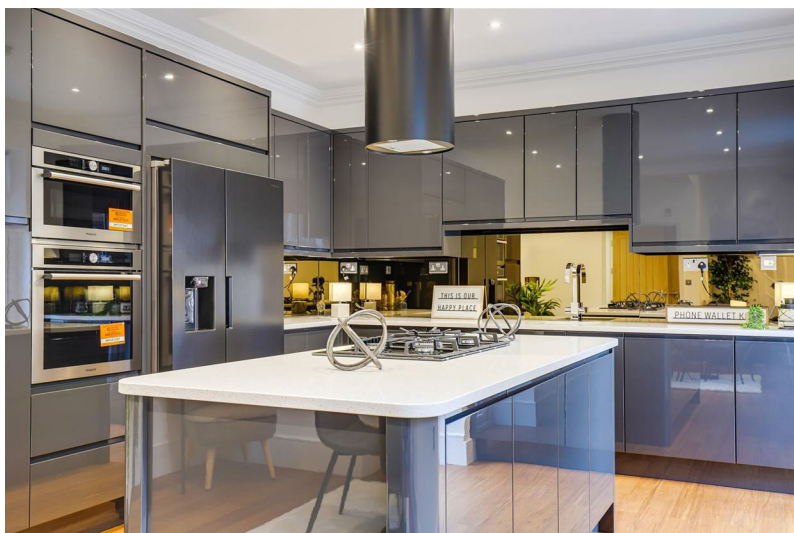


GUIDE PRICE: £470,000 - £495,000

NO UPWARD CHAIN...

Nestled in the serene conservation area of Mapperley Park, this exquisite four-bedroom duplex offers a harmonious blend of classic elegance and modern convenience. Impeccably renovated throughout, the property boasts a wealth of original features including high ceilings adorned with coving, creating a timeless ambiance. The ground floor welcomes you with an inviting entrance hall leading to a spacious living room and an open-plan dining area seamlessly connected to a contemporary kitchen. This culinary haven is fitted with sleek units, quartz worktops, and an array of integrated appliances. The ground floor also includes a W/C and two generous double bedrooms. Descend to the basement level to find a versatile family room and a practical utility room. Ascending to the first floor, you'll discover two additional double bedrooms, with the master featuring an en-suite bathroom, complemented by a stylish main bathroom suite. Externally, the property offers a low-maintenance rear courtyard, perfect for outdoor relaxation. Ideally located close to local amenities, excellent schools, and offering easy access to the City Hospital and City Centre, this stunning home is offered to the market with no upward chain, making it ready for you to move in and start living your dream.

MUST BE VIEWED





- Duplex Apartment
- Four Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen Diner
- Utility & W/C
- Two Stylish Bathroom Suites
- HIVE Heating
- Conservation Area
- Will Be Sold As Leasehold - Share Of Freehold
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

8'5" x 14'7" (2.59m x 4.45m)

The entrance hall has tiled flooring, a radiator, and a single door providing access into the accommodation.

### Living Room

14'11" x 15'9" (4.55m x 4.81m)

The dining room has Bamboo flooring, a recessed wall alcove, two radiators, carpeted stairs, an in-built under stair cupboard, coving to the ceiling, recessed spotlights, and open access into the dining room.

### Dining Room

12'2" x 12'3" (3.72m x 3.75m)

The dining room has Bamboo flooring, recessed spotlights, coving to the ceiling, a radiator, a UPVC double-glazed sliding sash window, and open plan to the kitchen.

### Kitchen

12'4" x 10'5" (3.77m x 3.20m)

The kitchen has a range of fitted gloss base and wall units with Quartz worktops, an undermount sink with a mixer tap and draining grooves, a feature breakfast bar island, an integrated oven, an integrated microwave, a five-ring hob with an extractor fan, an integrated dishwasher, a freestanding American-style fridge freezer, under-cabinet lighting, recessed spotlights, Bamboo flooring, and double French doors opening out to the garden.

### W/C

6'5" x 3'2" (1.97m x 0.97m)

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, tiled flooring, partially tiled walls, an extractor fan, and recessed spotlights.

### Bedroom Three

17'11" x 8'0" (5.47m x 2.44m)

The third bedroom has two UPVC double-glazed sliding sash windows, carpeted flooring, a radiator, and coving to the ceiling.

### Bedroom Four

8'5" x 14'7" (2.59m x 4.45m)

The fourth bedroom has two UPVC double-glazed sliding sash windows, carpeted flooring, a radiator, and coving to the ceiling.

## BASEMENT LEVEL

### Basement

7'8" x 6'4" (2.36m x 1.94m)

The basement has Bamboo flooring, a radiator, and provides access to the lower level accommodation.

### Utility Room

4'6" x 11'3" (1.38m x 3.44m)

The utility room has a fitted Quartz worktop, space and plumbing for a washing machine, space for a tumble-dryer, and tiled flooring.

### Family Room

16'9" x 17'7" (5.13m x 5.37m)

The family room has Bamboo flooring, recessed spotlights, a TV point, exposed beams on the ceiling, a radiator, and double French doors opening out to the garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, recessed spotlights, coving to the ceiling, a radiator, a UPVC double-glazed sliding sash window, and provides access to the first floor accommodation.

### Master Bedroom

10'9" x 11'5" (3.28m x 3.48m)

The main bedroom has a UPVC double-glazed sliding sash window, carpeted flooring, a radiator, coving to the ceiling, and access into the en-suite.

### En-Suite

9'5" x 3'10" (2.89m x 1.19m)

The en-suite has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a shower enclosure with an overhead rainfall shower and a handheld shower head, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, and an extractor fan.

### Bedroom Two

12'5" x 10'0" (3.80m x 3.05m)

The second bedroom has a UPVC double-glazed sliding sash window, carpeted flooring, coving to the ceiling, and a radiator.

### Bathroom

7'1" x 8'5" (2.16m x 2.59m)

The bathroom has a low level dual flush W/C, a countertop wash basin with fitted storage underneath, an electrical shaving point, a bath with an overhead rainfall shower and a handheld shower head, a shower screen, a heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, and an extractor fan.

## OUTSIDE

To the front of the property is the availability for on-street parking. To the rear of the property is a low maintenance courtyard.

## ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed - \*\*Mbps

Phone Signal – 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank –

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction –

Any Legal Restrictions –

Other Material Issues –

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band TBC - Council tax is not being paid on any of the three properties as they are not yet registered. They will need to be registered when the completion certificate is issued which should be imminent.

The vendor has advised the following:

Property Tenure is Leasehold - Share of Freehold - This will be registered by the solicitors during the sale process.

Service Charge in the year marketing commenced (£PA): It will be £800 annually

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

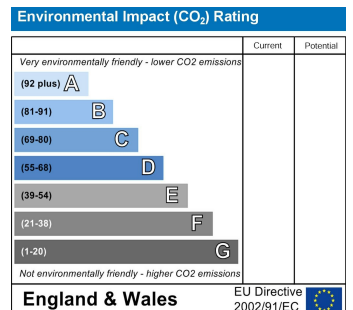
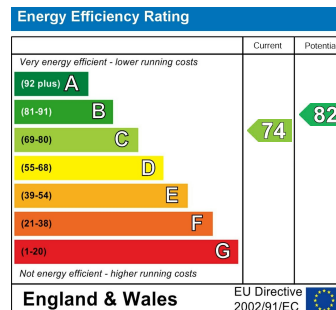
The term will be for 125 years, and it will start once it has been registered by the solicitors.

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.

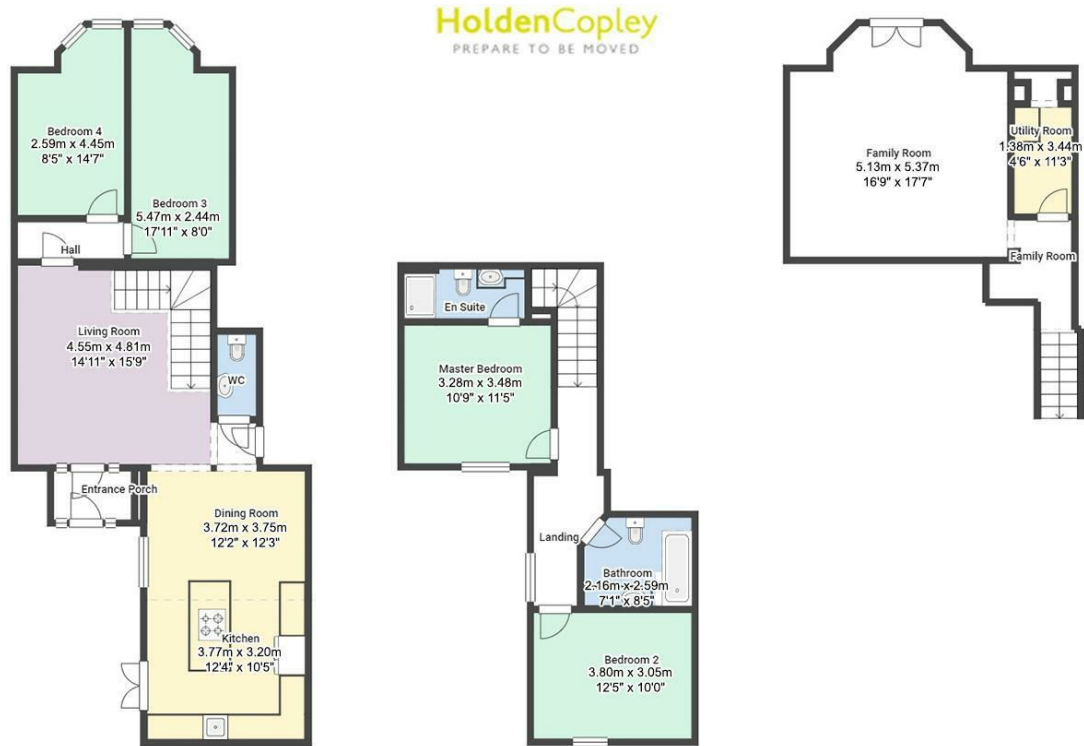
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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