

# HoldenCopley

PREPARE TO BE MOVED

Cranmer Street, Mapperley, Nottinghamshire NG3 4HN

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**Guide Price £135,000 - £145,000**



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NO UPWARD CHAIN...

This one-bedroom third-floor flat, available with no upward chain, is ideally situated in a popular location close to a variety of local amenities such as shops, eateries, schools, and excellent commuting links. The interior features a spacious hallway, perfect for setting up a office area. The open-plan reception room seamlessly integrates with a modern kitchen, creating a bright and airy living space ideal for relaxation and entertaining. The flat also includes a generously sized bedroom and a contemporary three-piece bathroom suite, offering comfort and convenience. Outside, an allocated parking space ensures hassle-free parking.

MUST BE VIEWED!





- Third-Floor Flat
- One Bedroom
- Open-Plan Reception Room
- Modern Kitchen
- Stylish Bathroom
- Allocated Parking Space
- Well-Presented Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed

## ACCOMMODATION

### Entrance Hall

The entrance hall has laminate wood-effect flooring, a wall-mounted electric heater, an in-built storage cupboard, a wall-mounted intercom system, a Velux window and a single door providing access into the accommodation.

### Kitchen Living Space

24'10" x 16'11" (7.59m x 5.18m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, hob & extractor fan, a freestanding washing machine & fridge freezer, partially tiled walls, a wall-mounted electric heater, recessed spotlights, laminate wood-effect flooring and a Velux window.

The living area has laminate wood-effect flooring, a wall-mounted electric heater, recessed spotlights, an in-built storage cupboard and a Velux window.

### Bedroom

15'10" x 13'5" (4.83m x 4.09m)

The main bedroom has carpeted flooring, a wall-mounted electric heater and a Velux heater.

### Bathroom

8'4" x 5'6" (2.56m x 1.69m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a heated towel rail, partially tiled walls, an extractor fan, and tiled flooring.

## OUTSIDE

Outside 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

Broadband Speed - Superfast Broadband available with the highest download speed at 69Mbps & Highest upload speed at 20Mbps

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

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £1,685.56

Ground Rent in the year marketing commenced (£PA): £175

Property Tenure is Leasehold. Term : 125 years from 20 October 2016 Term remaining 117 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.

Agents Disclaimer: HoldenCopley, their clients and employees I: 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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Agents Disclaimer: HoldenCopley, their clients and employees: 1: 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.