

HoldenCopley

PREPARE TO BE MOVED

Redcliffe Gardens, Redcliffe Road, Mapperley Park, Nottinghamshire

Guide Price £130,000 - £160,000

Redcliffe Gardens, Redcliffe Road, Mapperley Park, Nottinghamshire NG3 5AW

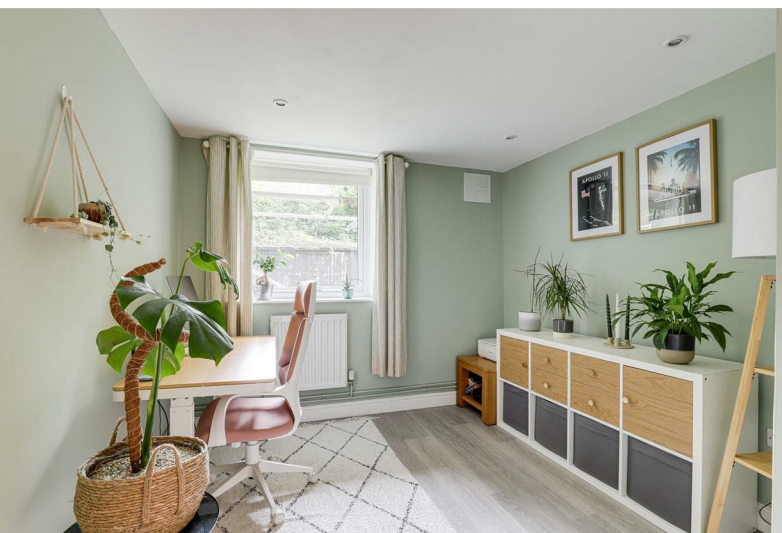


GUIDE PRICE £130,000 - £140,000...

NO UPWARD CHAIN...

This charming ground-floor flat is the perfect home for first-time buyers, having been modernised throughout, and ready for you to move in. Located in the highly sought-after conservation area of Mapperley, it is just a short walk away from various local amenities, restaurants, and a main bus route into the City Centre. Inside, you'll find a welcoming entrance hall that leads to a spacious living room diner, perfect for both relaxation and entertaining. The modern kitchen is equipped with integrated and freestanding appliances, making it perfect for your culinary needs. The flat features two bedrooms, both serviced by a stylish three-piece bathroom suite. Outside, is a generous-sized communal garden and permitted parking ensures convenience.

MUST BE VIEWED!





- Ground Floor Flat
- Two Bedrooms
- Reception Room
- Modern Kitchen
- Stylish Bathroom
- Permit Parking
- Shared Gardens
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Hall

The hall has laminate wood-effect flooring, a radiator, recessed spotlights, three in-built storage cupboards, a wall-mounted intercom and a single door providing access into the accommodation.

Living Room

15'9" x 11'5" (4.82m x 3.48m)

The living room has laminate wood-effect flooring, a radiator, recessed spotlights, dining table and chairs and UPVC double-glazed windows.

Kitchen

12'11" x 7'1" (3.94m x 2.17m)

This kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink with a drainer and a mixer tap, a freestanding washing machine, tumble dryer & dishwasher, an integrated oven, hob & extractor fan, partially tiled walls, recessed spotlights, laminate wood-effect flooring and a UPVC double-glazed window.

Master Bedroom

11'6" x 10'2" (3.53m x 3.10m)

The main bedroom has laminate wood-effect flooring, a radiator recessed spotlights, wardrobes and a UPVC double-glazed window.

Bedroom Two

11'6" x 9'2" (3.53m x 2.80m)

The second bedroom has laminate wood-effect flooring, a radiator, recessed spotlights and a UPVC double-glazed window.

Bathroom

7'3" x 5'5" (2.22m x 1.67m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a wall-mounted electric shaving point, a radiator, partially tiled walls, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window.

OUTSIDE

Outside is a communal garden, a small brick built store big enough for 2-3 bikes and permit parking is available.

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 Broadband available with the highest

download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 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): £1,133.28

Ground Rent in the year marketing commenced (£PA): £549.89

Property Tenure is Leasehold. Term : 125 years from 25 March 200 Term remaining 103 years.

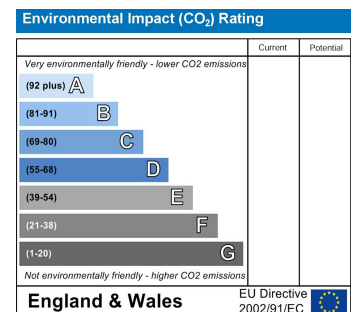
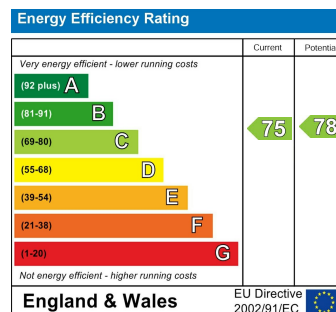
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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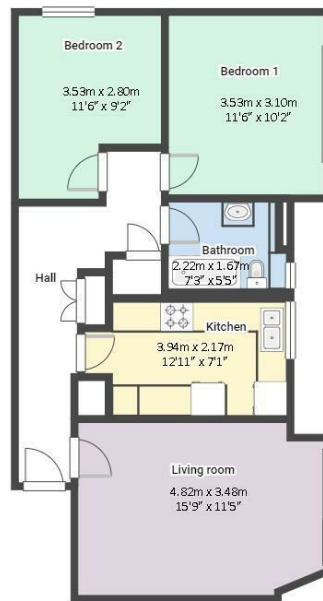
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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