

# HoldenCopley

PREPARE TO BE MOVED

Ockbrook Drive, Mapperley, Nottinghamshire NG3 6AU

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**Guide Price £165,000 - £175,000**



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LOCATION, LOCATION, LOCATION...

This spacious second-floor flat offers an ideal opportunity for both investors and first-time buyers, combining modern living with a prime location, along with being sold to the market with no upward chain. Situated in a popular development, the flat is within easy reach of the vibrant Mapperley Top, known for its diverse range of eateries, shops, and excellent transport links to the City Centre. The property is well-presented throughout, boasting an inviting entrance hall that leads into a generous lounge/diner, which seamlessly connects to a modern fitted kitchen complete with a range of integrated appliances. The living space is enhanced by a Juliet balcony, allowing plenty of natural light to flood the area. The flat features two comfortable double bedrooms, with the main bedroom benefitting from its own en-suite, in addition to a stylish three-piece bathroom suite. Externally, the property includes an allocated parking space in a secure car park, ensuring convenience and peace of mind.

NO UPWARD CHAIN







- Second Floor Flat
- Two Double Bedrooms
- Modern Kitchen With Integrated Appliances
- Open Plan Living
- Juliet Balconies
- Two Bathroom Suites
- Storage Space
- Leasehold - Over 900+ Years
- Allocated Parking
- Popular Location









## ACCOMMODATION

### Entrance Hall

The entrance hall has carpeted flooring, a wall-mounted electric heater, an in-built cupboard, recessed spotlights, and a soft-close door providing access into the accommodation.

### Kitchen Living Space

20'0" x 15'8" (6.12m x 4.79m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a circular stainless steel sink with a mixer tap and drainer, an integrated dishwasher, an integrated oven with an electric ceramic hob, splashback and extractor fan, an integrated fridge, an integrated washer / dryer, tiled splashback, wood-effect flooring, a UPVC double-glazed window, and open plan to the living area which has a wall-mounted electric heater, a TV point, and double doors opening out to a Juliet-style balcony.

### Bedroom One

13'10" x 9'0" (4.24m x 2.75m)

The first bedroom has carpeted flooring, a wall-mounted electric heater, a fitted triple wardrobe, access into the en-suite, and double doors opening out onto a Juliet-style balcony.

### En-Suite

6'7" x 5'5" (2.02m x 1.67m)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure, partially tiled walls, tiled flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window.

### Bedroom Two

13'5" x 9'2" (4.11m x 2.80m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, a TV point, and a wall-mounted electric heater.

### Bathroom

6'6" x 5'6" (1.99m x 1.69m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture and a bi-folding shower screen, tiled flooring, tiled splashback, a chrome heated towel rail, recessed spotlights, and an extractor fan.

## OUTSIDE

Outside of the property is an allocated parking space.

## ADDITIONAL INFORMATION

Broadband – Hyperoptic, Openreach

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

Phone Signal – Mostly 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating

Septic Tank – No

Sewage – Mains Supply

Flood Risk – very low risk

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 (£PA): £1,508.16

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

Property Tenure is Leasehold. Term: 999 years from 1st October 2002 -

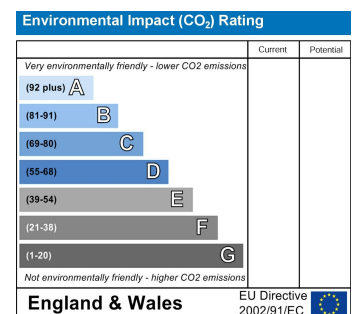
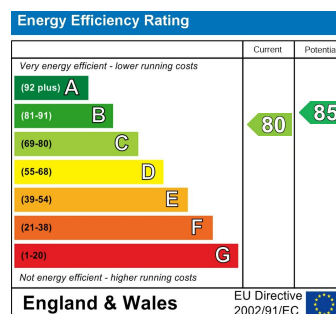
Term remaining 977 years.

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 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.

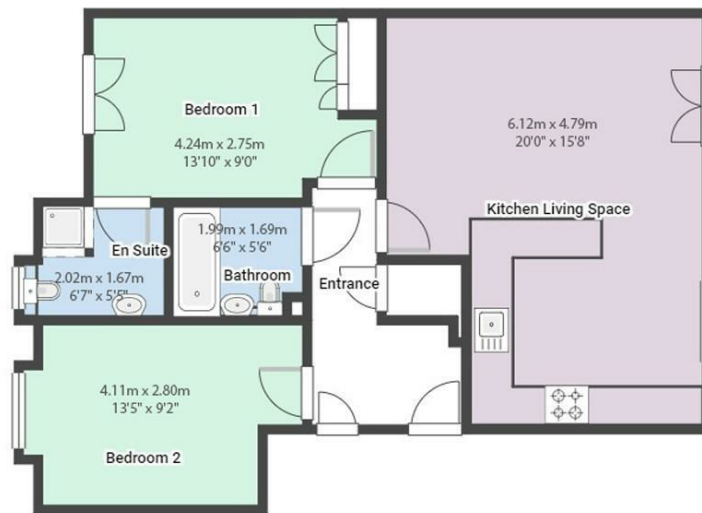
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available 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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