

HoldenCopley

PREPARE TO BE MOVED

Hine Hall, Mapperley, Nottinghamshire NG3 5PL

Guide Price £80,000

Guide Price - £80,000 - £100,000

NO UPWARD CHAIN...

Look no further! This third-floor apartment, nestled in a highly sought-after location, offers the perfect blend of convenience and potential. With easy access to local amenities including the vibrant Mapperley Top, which host to a range of shops, eateries, bars and excellent transport links to the City Centre. This home, sold with no upward chain, features an entrance hall that leads into a cosy lounge, perfect for relaxing or entertaining. The kitchen provides space for all your culinary needs, and the spacious double bedroom is complemented by a three-piece bathroom suite. Outside, you'll find 3 acres of private grounds and communal gardens. Additionally, the property includes gated off-road parking, ensuring convenience and security.

MUST BE VIEWED!



- Third Floor Apartment
- Double Bedroom
- Reception Room
- Kitchen
- Three-Piece Bathroom Suite
- Off-Road Gated Parking
- 3 Acres of Private Grounds & Communal Gardens
- No Upward Chain
- Sought-After Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

9'4" x 3'2" (2.84m x 0.97m)
The entrance hall has laminate wood effect flooring, an in-built storage cupboard, a loft hatch, a wall-mounted intercom and a single door providing access into the accommodation.

Living Room

14'2" x 8'5" (4.32m x 2.57m)
The living room has laminate wood-effect flooring, ceiling coving, a ceiling rose, a feature fireplace, a wall heater and two windows.

Kitchen

8'6" x 5'4" (2.61m x 1.64m)
The kitchen has a range of fitted base and wall units, a stainless steel sink with a mixer tap, an integrated oven & hob, space for a fridge, part tiled walls, laminate wood effect flooring and a window.

Bedroom

13'1" x 9'8" (3.99m x 2.95m)
The bedroom has carpeted flooring, a loft hatch, a wall heater and a window.

Bathroom

8'11" x 5'3" (2.73m x 1.61m)
The bathroom has a low level flush WC, a pedestal wash basin, a bath with a hand shower, tiled walls, a heated towel rail, an extractor fan, a wall-mounted electric heater and vinyl flooring.

OUTSIDE

Outside the property are 3 acres of private grounds and communal gardens with gated off road parking.

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 220Mbps
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 (EPA): £1899.68
Sinking Fund in the year marketing commenced(EPA): £129.28
Ground Rent in the year marketing commenced (EPA): £0
Property Tenure is Leasehold. Term : 999 years from24 June 19688 Term remaining 963 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.

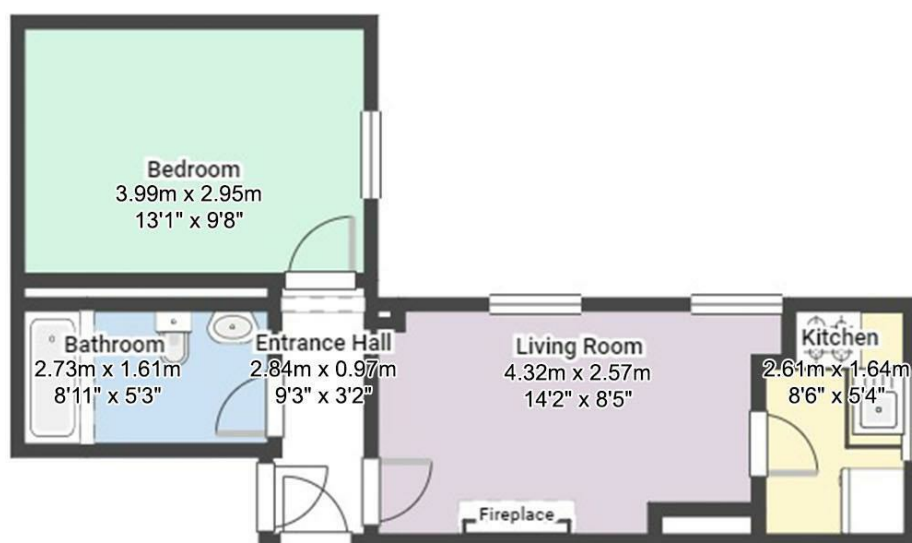
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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