

HoldenCopley

PREPARE TO BE MOVED

Plains Road, Mapperley, Nottinghamshire NG3 5LE

Guide Price £200,000 - £220,000

Plains Road, Mapperley, Nottinghamshire NG3 5LE



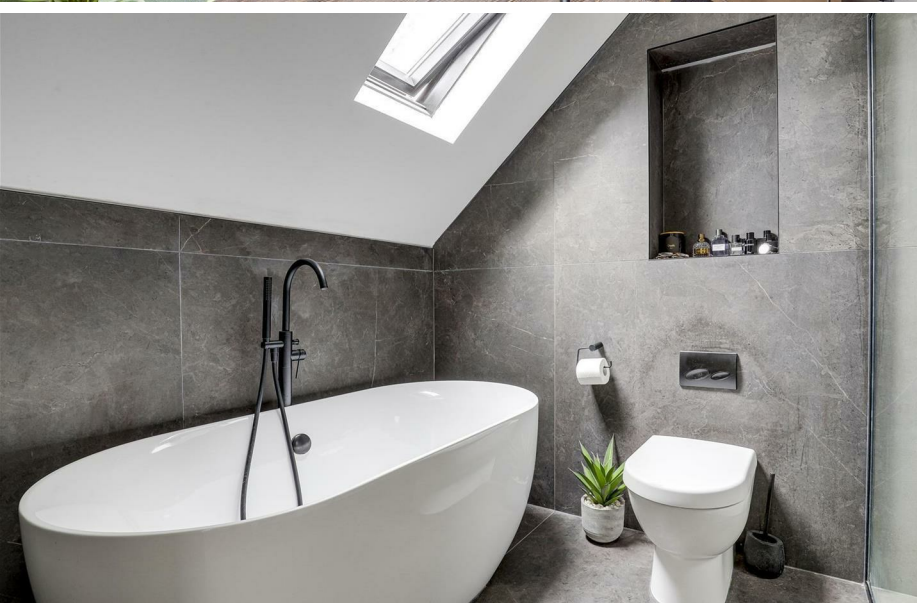
GUIDE PRICE £200,000 - £220,000

SECOND FLOOR APARTMENT...

We are delighted to bring to the market this well-presented, modern two-bedroom apartment located on the second floor of a well-maintained development in the ever-popular Mapperley area. Ideal for couples or working professionals, this apartment offers stylish living and convenience, being just moments away from local shops, popular eateries, and excellent transport links to Nottingham City Centre. The apartment opens into a welcoming entrance hall, which features a wall-mounted intercom system for added security and peace of mind. The living area is spacious and light-filled. The modern kitchen is seamlessly integrated with the living space, featuring contemporary fittings, ample counter space, and high-quality appliances. The master bedroom is a generous size and comes complete with a sleek and modern four-piece bathroom suite. The second bedroom, equally spacious, offers the added convenience of its own en-suite bathroom. Throughout the apartment, there is ample built-in storage, ensuring that the space remains uncluttered and functional. Every detail of the apartment has been carefully designed to offer a blend of comfort, style, and practicality. Externally, the property benefits from secure, gated front access, providing an extra layer of privacy and security. At the rear of the building, you'll find a dedicated car park with an allocated parking space for one vehicle, ensuring parking is never an issue.

MUST BE VIEWED





- Second Floor Apartment
- Two Bedrooms
- Modern Open Plan Fitted Kitchen/Living Area
- Modern Four Piece Bathroom Suite & En-Suite To Master
- In-Built Storage Available
- Car Park Providing Off-Street Parking
- Leasehold
- Sought After Location
- Excellent Transport Links
- Must Be Viewed





ACCOMMODATION

Entrance Hall

17'11" max x 8'6" max (5.48m max x 2.60m max)

The entrance hall has wood effect laminate flooring, recessed ceiling spotlights, wall mounted intercom, in-built storage cupboard, radiator, a UPVC double glazed Velux window and a single door providing access into the accommodation

Kitchen Living Space

21'11" x 14'0" (6.70m x 4.29m)

The kitchen has tiled flooring, recessed ceiling spotlights, a range of fitted wall and base units, integrated oven with separate electric hob, sink with drainer and mixer taps, integrated fridge/freezer, integrated washing machine, integrated dishwasher, breakfast bar and is open plan to the living area

The living area has wood effect laminate flooring, recessed ceiling spotlights, radiator, in-built cupboard, smoke alarm and UPVC double glazed French doors

Master Bedroom

13'4" x 10'10" (4.07m x 3.32m)

The main bedroom has wood effect flooring, fitted wardrobes, radiator and a UPVC double glazed window

Bathroom

9'8" x 6'0" (2.95m x 1.83m)

The bathroom has tiled flooring, partially tiled walls, recessed ceiling spotlights, wall mounted heated towel rail, floating washbasin with mixer taps, wall mounted LED mirror, freestanding bath with mixer taps and a shower over, wall mounted dual flush WC, double walk in shower enclosure with a wall mounted mains-fed waterfall shower and a UPVC double glazed Velux window

Bedroom Two

11'2" x 8'5" (3.42m x 2.57m)

The second bedroom has wood effect flooring, a range of fitted wardrobes, radiator and a UPVC double glazed Velux window

En-Suite

9'0" x 7'8" (2.76m x 2.35m)

The en-suite has wood effect flooring, partially tiled walls, washbasin with mixer taps, panelled bath with mixer taps and a shower over, wall mounted chrome towel rail, corner shower enclosure with a wall mounted mains-fed shower, low level dual flush wall mounted WC, shaving point and a UPVC double glazed Velux window

OUTSIDE

Outside to the front is gated access leading to the accommodation and to the rear of the property is a car park with an allocated parking space providing off street parking for one car

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 - Gedling Borough 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:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £1359.18

Ground Rent in the year marketing commenced (£PA): £259.69

Property Tenure is Leasehold. Term : 125 years from 19TH September 2008

Term remaining 109 years.

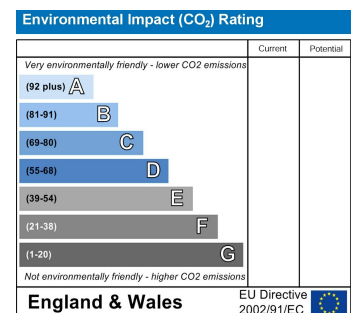
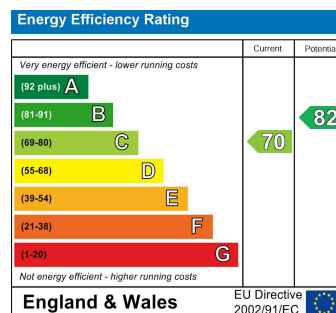
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 recommend 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.



Plains Road, Mapperley, Nottinghamshire NG3 5LE

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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.