

HoldenCopley

PREPARE TO BE MOVED

Redcliffe Road, Mapperley Park, Nottinghamshire NG3 5AU

Guide Price £140,000 - £160,000

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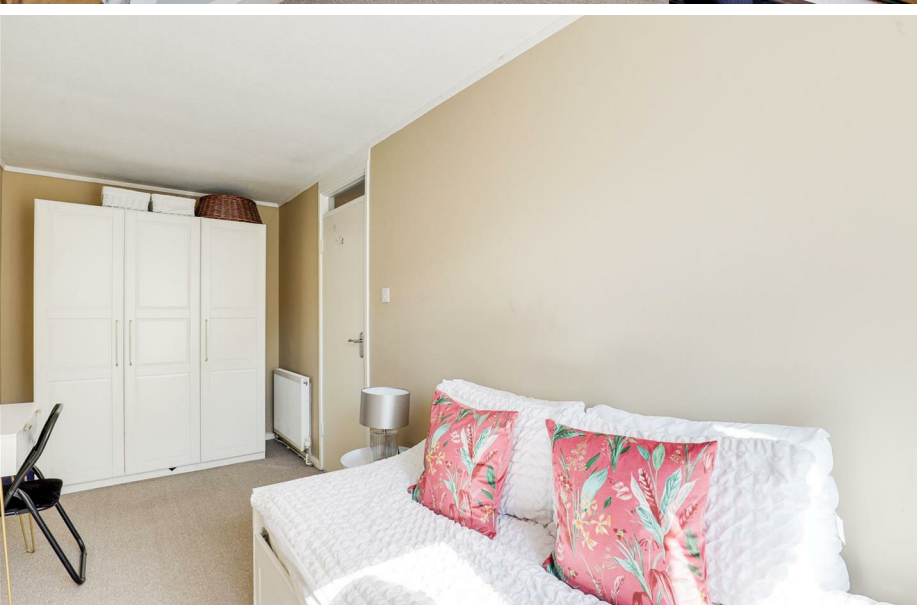
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BEAUTIFULLY PRESENTED SECOND FLOOR APARTMENT...

This beautifully presented three-bedroom second-floor apartment is situated in a prime location, perfect for first-time buyers looking for a home that's ready to move into. Immaculately maintained throughout, the property offers bright and airy accommodation within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments. Upon entering, you are greeted by an entrance hall that leads to a living room. The modern fitted kitchen boasts contemporary finishes and ample storage, making it both stylish and functional. The apartment also features three bedrooms and a sleek three-piece bathroom suite. Externally, the property benefits from a car park for permit holders, providing convenient parking. This apartment combines comfort, convenience, and a fantastic location, offering an excellent opportunity for those looking to step onto the property ladder.

MUST BE VIEWED





- Second Floor Apartment
- Three Bedrooms
- Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Off Road Parking
- New Boiler Installed
September 2024 - Includes 5
Year Warranty
- Close To Local Amenities
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, a radiator, three built-in cupboards, a wall-mounted phone intercom system and a single door providing access into the accommodation.

Living Room

13'9" x 12'11" (4.19m x 3.94m)

The living room has two UPVC double-glazed windows, carpeted flooring, a radiator, space for a dining table set and coving.

Kitchen

7'1" max x 12'11" (2.16m max x 3.94m)

The kitchen has a range of fitted base and wall units with worktops, a breakfast bar, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a radiator, coving and a UPVC double-glazed window.

Bathroom

5'6" max x 7'6" (1.68m max x 2.29m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, an L shaped fitted panelled bath with a mains-fed shower, a glass shower screen, tiled flooring, a radiator, a towel rail, partially tiled walls, coving and a UPVC double-glazed obscure window.

Master Bedroom

12'9" x 8'11" (3.89m x 2.72m)

The main bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, a panelled feature wall, wall-mounted light fixtures and coving.

Bedroom Two

6'6" x 16'6" (1.98m x 5.03m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, coving and a UPVC single door providing access out to the balcony.

Bedroom Three

7'3" x 9'6" (2.21m x 2.90m)

The third bedroom has a UPVC double-glazed window, carpeted flooring, a radiator and coving.

OUTSIDE

Outside of the property is a car park for permit holders.

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 - 1000 Mbps (Highest available download

speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Shared or communal facilities - gardens, car park, bin store

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): £1,504.93

Ground Rent in the year marketing commenced (£PA): £366.71

Property Tenure is Leasehold. Term: 150 years from 25 March 1989 Term remaining 115 years.

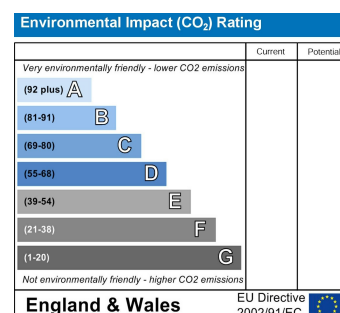
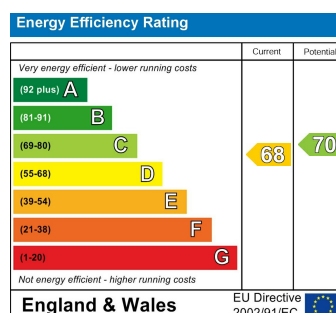
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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