

HoldenCopley

PREPARE TO BE MOVED

Appleton Gardens, Mapperley, Nottinghamshire NG3 5NT

Guide Price £150,000 - £175,000

GUIDE PRICE £150,000 - £170,000

NO UPWARD CHAIN...

This well-presented two-bedroom first-floor flat is offered with no upward chain, making it move-in ready for buyers. Located in the sought-after area of Mapperley, the property is close to a range of amenities and benefits from excellent transport links. The interior comprises an entrance hall leading to a spacious lounge-diner and a fitted kitchen, providing practical and comfortable living spaces. There are two bedrooms, with the master featuring its own en-suite for added convenience, while a three-piece bathroom suite serves the second bedroom and guests. Externally, the flat includes allocated parking.

MUST BE VIEWED!



- First Floor Flat
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- En-Suite & Bathroom
- Allocated Parking Space
- Well-Presented Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed

ACCOMMODATION

Porch

5'2" x 3'9" (1.60m x 1.15m)

The porch has laminate wood-effect flooring and a single door providing access into the accommodation.

Hall

5'9" max x 12'11" (1.77m max x 3.95m)

The hall has laminate wood-effect flooring, a wall-mounted electric heater, a wall-mounted intercom and two in-built storage cupboards.

Lounge/Dining Room

10'9" max x 20'2" (3.30m max x 6.15m)

The reception room has laminate wood-effect flooring, a wall-mounted electric heater, recessed spotlights, open access to the kitchen, UPVC double-glazed windows and double French doors opening out to a Juliet balcony.

Kitchen

6'9" x 7'11" (2.08m x 2.43m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, hob & extractor fan, partially tiled walls and laminate wood-effect flooring.

Master Bedroom

14'1" max x 9'4" (4.31m max x 2.86m)

The main bedroom has carpeted flooring, a wall-mounted electric heater, fitted wardrobes, access to the en-suite and a UPVC double-glazed window.

En-Suite

3'10" x 7'0" (1.19m x 2.15m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a wall-mounted electric shaving point, partially tiled walls, an extractor fan and a wall-mounted electric heater.

Bedroom Two

10'4" x 8'7" (3.17m x 2.62m)

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

Bathroom

5'6" x 7'2" (1.70m x 2.20m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a heated towel rail, partially tiled walls, vinyl flooring and an extractor fan.

OUTSIDE

Outside is access to an allocated parking space.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Superfast Broadband available with the highest download speed at 53Mbps & Highest upload speed at 10Mbps
- Phone Signal – Good coverage of Voice, 4G & 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): £1441.08
- Ground Rent in the year marketing commenced (£PA): £175.00
- Property Tenure is Leasehold. Term: 200 years from 12th December 2008 Term remaining 184 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.

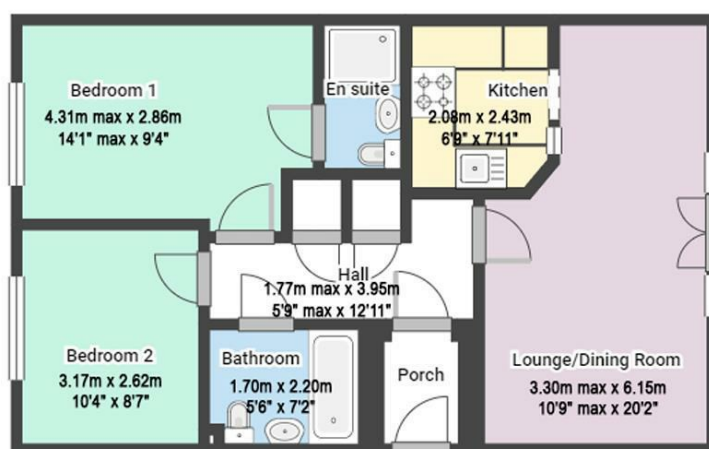
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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