

HoldenCopley

PREPARE TO BE MOVED

Magdala Road, Mapperley Park, Nottinghamshire NG3 5DG

Guide Price £235,000

Magdala Road, Mapperley Park, Nottinghamshire NG3 5DG

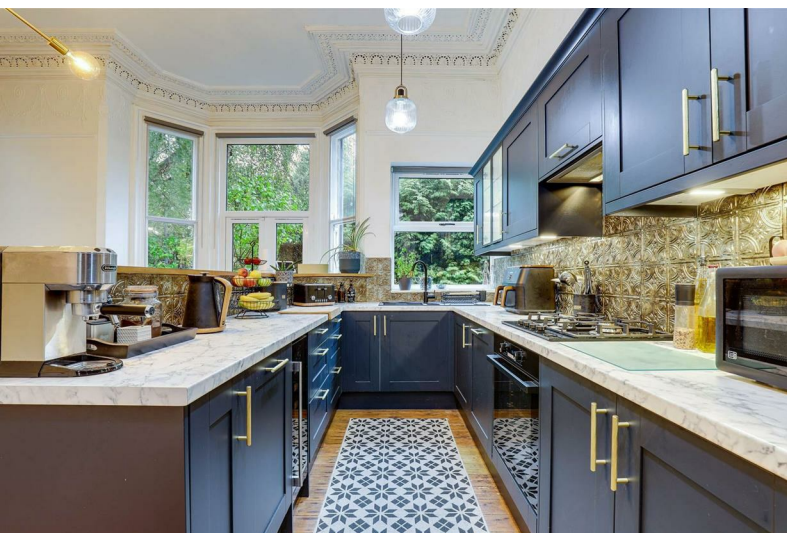


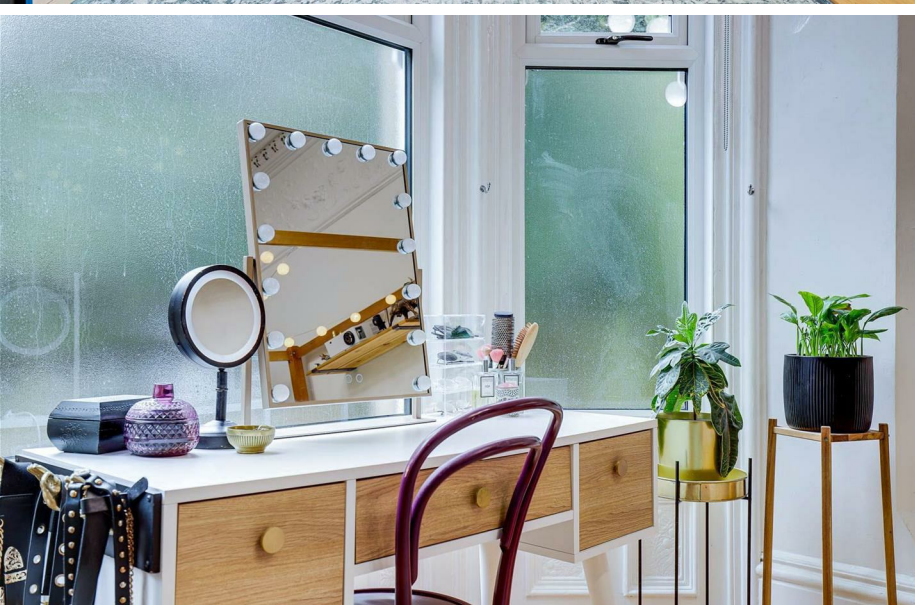
GUIDE PRICE £235,000 - £250,000

PERIOD GROUND FLOOR APARTMENT...

This spacious ground-floor apartment showcases a stunning blend of original period features and modern updates, offering a unique and characterful living space with a flexible service charge. The property retains its charm with intricate cornices, frescoes, ceiling roses, Minton tiled and original wooden flooring, and beautiful stained-glass windows. Complementing these features is a newly fitted kitchen with integrated appliances, partially UPVC double-glazing, a modern bathroom, and full fibre internet availability, ensuring comfort and convenience. Located in the conservation area of Mapperley Park, the apartment is close to local amenities and provides easy access to the City Centre, City Hospital, Universities, and excellent commuting links. The accommodation includes an entrance hall, a stylish fitted kitchen open plan to a bright and inviting living room, a substantial master bedroom with ample space, an additional bedroom, and a contemporary bathroom suite. Adding to its appeal, the property includes an allocated off-road parking space with direct access to the apartment, allowing you to enter conveniently from the car park without needing to use the main entrance.

MUST BE VIEWED





- Ground Floor Apartment
- Two Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Open Plan Living
- New & Original Features Throughout
- Stylish Bathroom Suite
- Allocated Parking Space
- Sought-After Conservation Area
- Bursting With Character
- Leasehold - Share of Freehold





ACCOMMODATION

Entrance Hall

6'0" x 7'10" (1.83m x 2.40m)

The entrance hall has Minton tiled flooring, intricate cornices, a decorative ceiling arch, a wall-mounted security intercom system, and a soft-close door providing access into the accommodation.

Kitchen

15'3" x 7'0" (4.66m x 2.14m)

The kitchen has a range of fitted shaker-style base and wall units with worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and an extractor fan, an integrated fridge freezer, an integrated dishwasher, an integrated wine fridge, an integrated washing machine, original wooden flooring, tiled splashback, intricate cornices, a UPVC double-glazed window, and open plan to the living room.

Living Room

10'11" x 18'9" (3.35m x 5.74m)

The living room has original wooden flooring, intricate cornices, a picture rail, a ceiling rose, panelled walls, a fitted cupboard, a recessed chimney breast alcove with a decorative surround, a radiator, a TV point, original sash windows, and double-glazed French doors opening out onto a patio area.

Hall

2'8" x 11'3" (0.83m x 3.44m)

The inner hall has original wooden flooring, intricate cornices, a picture rail, and a radiator.

Master Bedroom

19'1" x 18'2" (5.84m x 5.56m)

The main bedroom has a UPVC double-glazed bay window, original wooden flooring, intricate cornices, a picture rail, further stained-glass windows, a recessed chimney breast alcove with a decorative surround, and a radiator.

Bedroom Two

7'10" x 11'2" (2.41m x 3.41m)

The second bedroom has a wooden-framed window, partially Minton tiled flooring with a custom size rug, intricate cornices, and a radiator.

Bathroom

9'5" x 5'6" (2.88m x 1.68m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower, a handheld shower head and a shower screen, floor-to-ceiling tiles, stone tiled flooring, a radiator, a wooden towel rail, and two wooden-framed obscure windows.

OUTSIDE

Outside to the front of the property is an off-road parking space and access to the communal garden area, just outside the French doors from the living room, which has been agreed for private use.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media, Fibre
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Mostly 4G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Area - Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – The patio area accessed through the French doors is not legally part of this apartment, but an exclusive agreement has been arranged with the other flat owners for its private use.
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council- Band B
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.

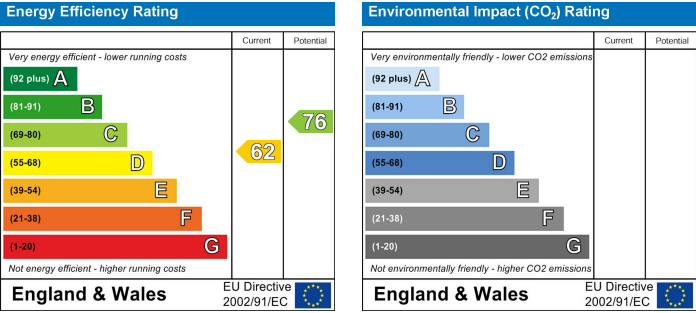
The vendor has advised the following:
Service Charge in the year marketing commenced (£PA): £3,303.20
Ground Rent in the year marketing commenced (£PA): £0
Property Tenure is Leasehold - Share of Freehold. Term: 199 years from 25th March 1989 - Term remaining 164 years.

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.

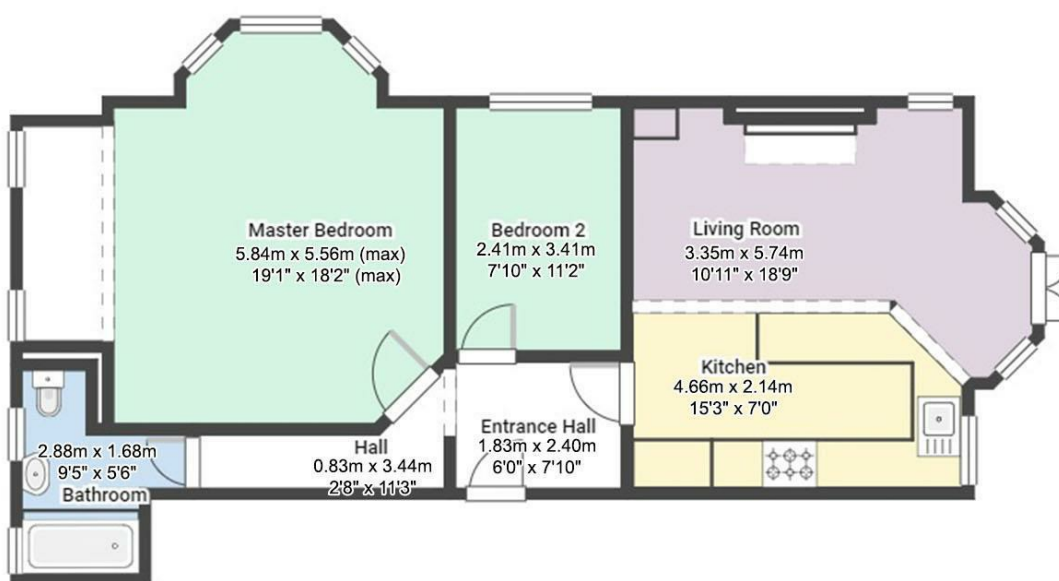
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Magdala Road, Mapperley Park, Nottinghamshire NG3 5DG

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 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.