

# HoldenCopley

PREPARE TO BE MOVED

Mapperley Road, Mapperley, Nottinghamshire NG3 5BJ

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Guide Price £140,000



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GUIDE PRICE... £140,000 - £160,000

NO UPWARD CHAIN...

This ground-floor maisonette is located in a popular and convenient area, offering excellent transport links and a wide range of local amenities nearby. Perfectly suited for investors or first-time buyers, this property combines comfort, practicality, and an enviable location. Upon entering, you are welcomed by an entrance hall that sets the tone for the rest of the home. The accommodation, with a dining area that seamlessly opens into a spacious living room, creating a versatile space ideal for entertaining or unwinding after a long day. The fitted kitchen provides ample storage and workspace, making meal preparation a breeze. The property also features a generously proportioned double bedroom, complete with fitted wardrobes that maximize storage while maintaining the room's airy feel. Completing the interior is a three-piece bathroom suite, offering both functionality and a touch of elegance. Externally, the property benefits from communal outdoor areas, adding to the sense of space and community. Additionally, the maisonette comes with an allocated parking space, ensuring convenience and ease of access.

MUST BE VIEWED







- Maisonette
- One Double Bedroom
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Allocated Parking
- Leasehold
- Popular Location
- Must Be Viewed











ACCOMMODATION

Entrance Hall

3\*5" x 11\*5" (1.05m x 3.48m)

The entrance hall has carpeted flooring, a dado rail, coving to the ceiling, a radiator, and a door providing access into the accommodation.

Living Room

10\*4" x 18\*7" (3.16m x 5.68m)

The living room has a UPVC double glazed bow window, a TV point, a dado rail, a feature fireplace with a decorative surround, coving to the ceiling, a ceiling rose, carpeted flooring, and open access into the dining room.

Dining Room

10\*11" x 7\*8" (3.34m x 2.34m)

The dining room has a UPVC double glazed window, a radiator, a dado rail, coving to the ceiling, and carpeted flooring.

Kitchen

9\*2" x 11\*5" (2.81m x 3.50m)

The kitchen has a range of fitted base and wall units, with worktop, a sink and half with a mixer tap and drainer, an integrated double oven, a ceramic hob, and extractor fan, space and plumbing for a washing machine, a radiator, a dado rail, an in-built cupboard, coving to the ceiling, tiled splashback, vinyl flooring, and a UPVC double glazed window.

Bedroom

10\*4" x 13\*7" (3.15m x 4.16m)

The bedroom has a UPVC double glazed window, a radiator, fitted wardrobes, and carpeted flooring.

Bathroom

6\*7" x 7\*3" (2.03m x 2.21m)

The bathroom has a UPVC double glazed obscure window, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, an in-built cupboard, a heated towel rail, partially tiled walls, and tiled flooring.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- 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 - 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:  
Property Tenure is Leasehold  
Ground Rent in the year marketing commenced (LPA): £10

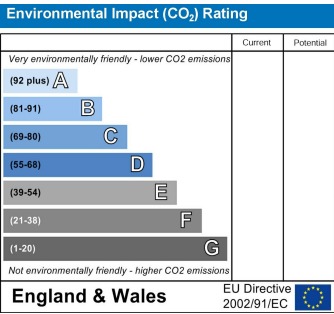
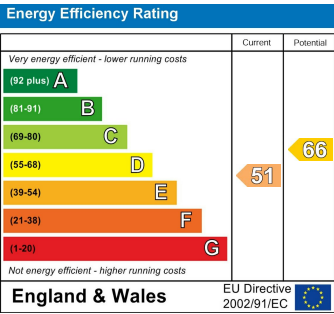
Property Tenure is Leasehold. Term : 999 years from 21 January 1969  
Term remaining 944 years.

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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