

HoldenCopley

PREPARE TO BE MOVED

Elm Bank, Mapperley Park, Nottinghamshire NG3 5AJ

Guide Price £300,000 - £350,000

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GUIDE PRICE £300,000 - £325,000

LOCATION, LOCATION, LOCATION...

Nestled in a peaceful and charming area within Mapperley Park, this delightful second-floor apartment seamlessly blends traditional features with modern living. Offering a spacious and comfortable environment, the property is ideal for couples or working professionals seeking convenience and style. Upon entering, you are welcomed by a generously sized entrance hall that leads into a bright and airy living room. This inviting space features French doors that open onto a balcony, providing lovely views. The modern fitted kitchen is well-appointed, offering ample storage and workspace for those who enjoy cooking. The apartment boasts three well-proportioned bedrooms. One of the larger bedrooms benefits from French doors leading to a private balcony, while another enjoys the added luxury of an en-suite bathroom. The third, smaller bedroom is perfect for use as a study or home office, catering to those who work remotely or require a dedicated creative space. Additionally, there is a stylish three-piece bathroom suite, adding to the apartment's practicality. A cellar provides valuable extra storage, enhancing the overall functionality of the home. Externally, the property offers access to well-maintained communal areas, creating a pleasant outdoor space. Off-street parking is also available, ensuring convenience for residents. With its combination of traditional charm, modern comforts, and a fantastic location, this apartment presents an excellent opportunity for those looking to enjoy all that Mapperley Park has to offer.

MUST BE VIEWED





- Apartment
- Three Bedroom
- Living Room
- Fitted Kitchen
- Three-Piece Shower Room & En-Suite
- Cellar & Balconies
- Share Of Freehold
- Off-Street Parking
- Sought After Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

14'2" max x 13'5" (4.34m max x 4.11m)
The entrance hall has wood-effect flooring, an in-built cupboard, a radiator, and a door providing access into the accommodation.

Living Room

16'5" x 15'0" (5.02m x 4.59m)
The living room has a wooden famed single glazed window, a feature fireplace with a decorative surround, a TV point, a wooden beam, and double French doors opening out to the balcony.

Balcony

14'0" approx x 4'10" (4.29m approx x 1.49m)
The balcony having lovely views over the City Centre.

Kitchen

15'11" x 13'9" (4.86m x 4.20m)
The kitchen has a range of modern fitted base and wall units with black granite worktops with LED lighting, an under-mounted sink and half with a mixer tap, an integrated oven, gas ring hob, integrated dishwasher and washing machine, space for an American fridge freezer, space for a dining table, a radiator, tiled flooring and underfloor heating, and a wooden framed single glazed sash window.

Bedroom One

20'11" into bay x 15'10" (6.40m into bay x 4.85m)
The first bedroom has a wooden framed single glazed sash window, original wood flooring, two radiator, two in-built cupboards, and double French doors opening to the balcony.

Balcony

10'9" approx x 3'8" (3.30m approx x 1.14m)
The balcony has a wrought iron surround, and views over the communal areas.

Bedroom Two

15'10" max x 14'5" (4.85m max x 4.41m)
The second bedroom has a wooden framed single glazed sash windows, an in-built cupboard, a wooden beam to the ceiling, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

6'10" max x 5'5" (2.10m max x 1.66m)
The en-suite has a concealed dual flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted shower fixture, a wooden beam to the ceiling, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

Bedroom Three

10'11" x 8'4" (3.34m x 2.55m)
The third bedroom has a Velux window, a radiator, and wood-effect flooring.

Shower Room

9'5" max x 7'9" (2.89m max x 2.37m)
The shower room has a wooden frame single glazed window, a low level flush W/C, a wall-mounted vanity-style wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, recessed spotlights, a shaver socket, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring with under floor heating.

BASEMENT

Cellar

10'11" x 7'8" (3.33m x 2.35m)
The cellar has lighting, electrics, and ample storage space.

OUTSIDE

To the outside of the property is communal areas, and off-street parking

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply

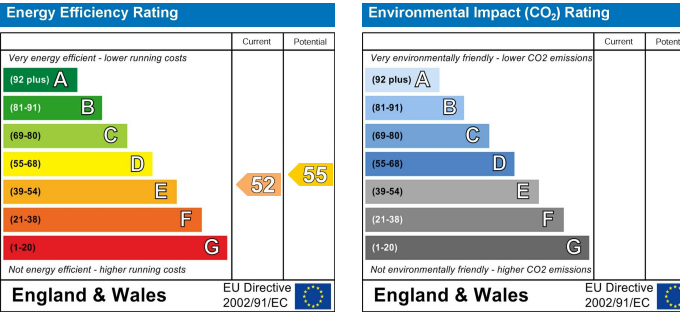
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)
Phone Signal – All 4G, most 5G, some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Medium risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D
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,- share of Freehold
Service Charge in the year marketing commenced (EPA): n/a
Ground Rent in the year marketing commenced (EPA):N/A
Property Tenure is Leasehold. Term : 999 years from 5th April 1982 Term remaining 956 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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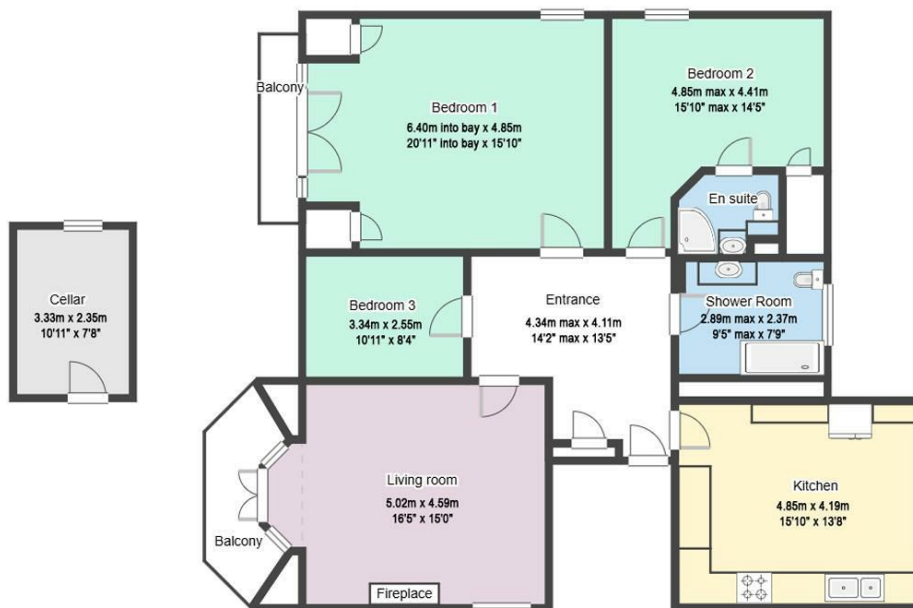
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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