

# HoldenCopley

PREPARE TO BE MOVED

Lucknow Avenue, Mapperley Park, Nottinghamshire NG3 5BB

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£325,000

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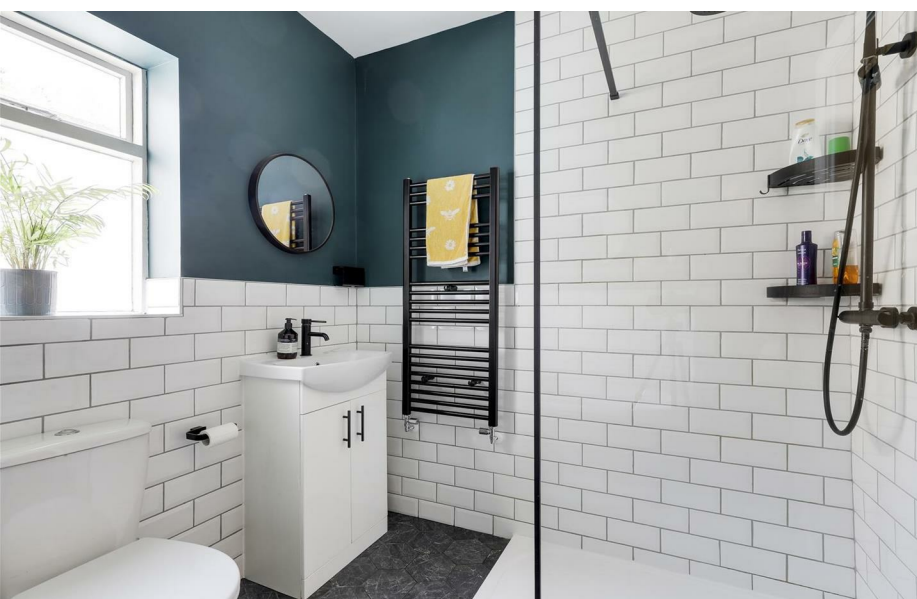


LOCTION, LOCTION, LOCTION...

This beautifully presented three-bedroom maisonette spans two floors and is situated in a highly sought-after location, offering easy access to a wide range of local amenities including shops, schools, and excellent transport links, making it a perfect purchase for a variety of buyers. Whether you're a professional couple, a growing family, or someone looking to downsize without compromising on space, this home is ready to move straight into with no work required. Upon entering the property, you are welcomed by a private entrance with stairs leading to the first floor. This level offers a spacious and elegantly decorated living room that enjoys an abundance of natural light from a large bay window and is complemented by a feature fireplace that adds a cosy focal point to the space. Adjacent to the living area is a contemporary fitted kitchen, finished with a range of modern units and integrated appliances, providing both style and functionality. Also located on this floor is a generously sized double bedroom and a luxurious four-piece bathroom suite, complete with a bath, separate shower, wash basin and W/C – perfect for relaxing after a long day. The top floor is equally impressive, featuring two further double bedrooms, both beautifully presented and offering ample space for bedroom furniture. Completing the accommodation is a second, well-appointed four-piece bathroom suite, ensuring convenience and comfort for any household. Outside, the property benefits from off-street parking to the front, providing ease for those with vehicles, and further enhancing the appeal of this desirable home.

MUST BE VIEWED





- Maisonette
- Three Double Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Two Four-Piece Bathroom Suites
- Allocated Parking Space
- Fantastic City Views
- Sought After Location
- Excellent Transport Links
- Leasehold - No Service Charge & Very Low Ground Rent





GROUND FLOOR

Entrance Hall

2\*11" x 2\*9" (0.91 x 0.86)

This property has a private entrance hall with carpeted stairs leading up to access the accommodation

FIRST FLOOR

Hallway

The hall has engineered oak parquet flooring, a column radiator, coving to the ceiling, original wood framed windows, window seat, and carpeted stairs leading to the upper accommodation

Living Room

16\*0" x 12\*0" (4.89 x 3.66)

The living room has an original wood framed bay window, coving to the ceiling, a column radiator, wall light fixtures, a recessed chimney breast alcove with a decorative mantelpiece and a tiled hearth, a TV point, and carpeted flooring.

Kitchen

13\*10" x 12\*0" (4.22 x 3.66)

The kitchen has a range of fitted and base units with marble effect worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor hood, an integrated fridge freezer, an integrated washing machine, space for a dining table, a column radiator, engineered oak parquet flooring, coving to the ceiling and an original wood framed window.

Bathroom

8\*3" x 6\*10" (2.53 x 2.09)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a freestanding bath with a floor standing swan neck mixer tap and a handheld shower head, a shower enclosure with an overhead rainfall shower and a handheld shower head, a matte black heated towel rail, white subway tiled splashback, slate hexagon tiled flooring, recessed spotlights and an original wood framed window

Bedroom Three

12\*2" x 8\*3" (3.72 x 2.53)

The third bedroom has an original wood framed window, a radiator, and carpeted flooring.

SECOND FLOOR

Landing

7\*6" x 2\*11" (2.30 x 0.91)

The landing has carpeted flooring, access to the loft, and provides access to the second floor accommodation

Master Bedroom

13\*11" x 12\*6" (4.26 x 3.82)

The master bedroom has an original wood framed window, a radiator, carpeted flooring.

Bedroom Two

10\*8" x 9\*1" (3.26 x 2.77)

The second bedroom has an original wood framed window, a radiator, carpeted flooring.

Bathroom

10\*8" x 5\*10" (3.26 x 1.79)

The bathroom has a Velux window, a low level flush W/C, a vanity-style wash basin, a freestanding bath with a wall-mounted mixer tap, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights partially tiled walls, and tiled flooring

OUTSIDE

To the outside is access to a parking space.

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:

Service Charge in the year marketing commenced (£PA): £0

Ground Rent in the year marketing commenced (£PA): £10

Property Tenure is Leasehold. Term : 125 years from 29th December 1987 - Term remaining 90 years.

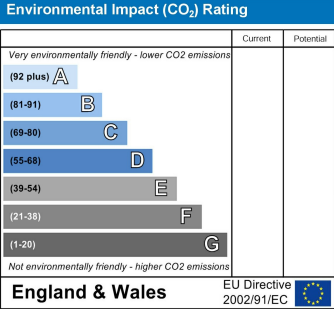
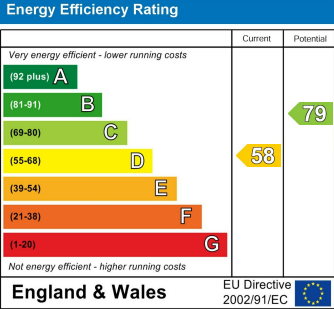
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have obtained the lease length via the Land registry.

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.

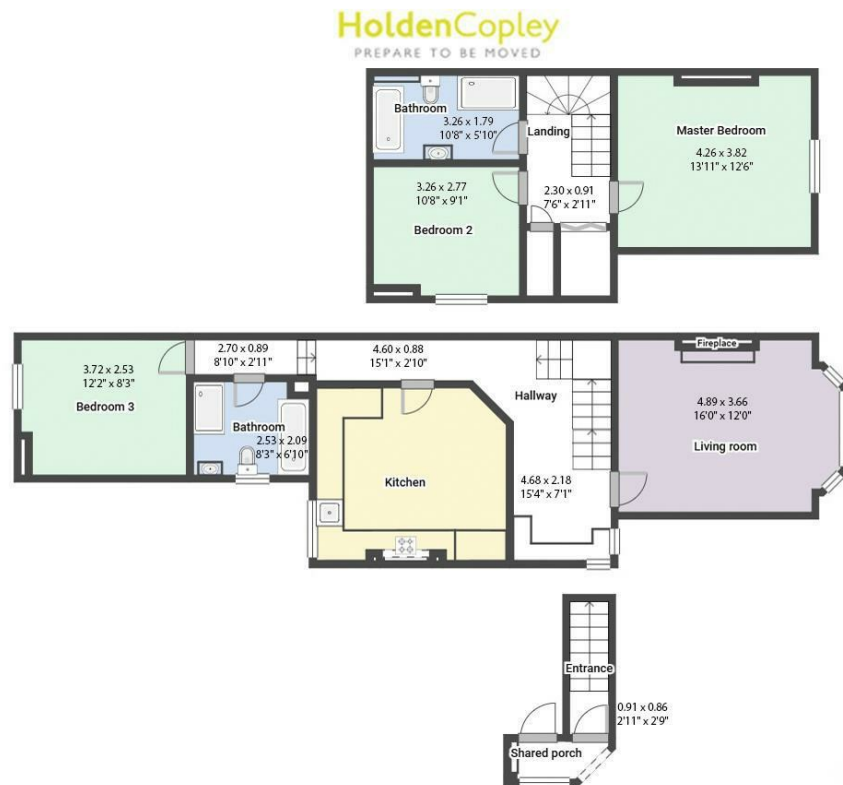
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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