

# HoldenCopley

PREPARE TO BE MOVED

Ockbrook Drive, Mapperley, Nottinghamshire NG3 6AT

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Guide Price £150,000 - £170,000



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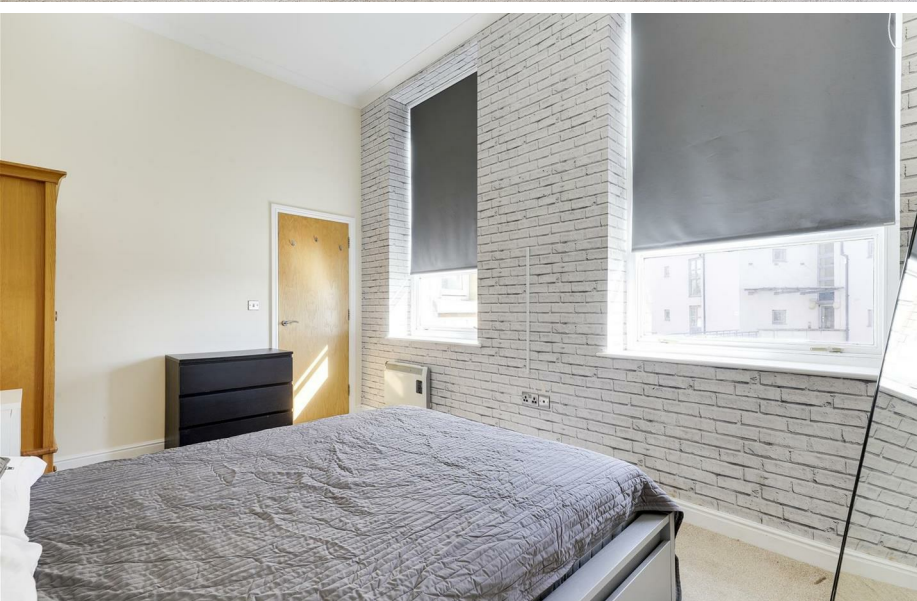
NO UPWARD CHAIN...

Nestled in a highly sought-after location, this well-presented two-bedroom ground floor apartment offers the perfect balance between modern living and everyday convenience. Positioned just a short stroll from the vibrant Mapperley Top, with its array of shops, restaurants, cafés, and fantastic bus links into Nottingham City Centre, this property is ideal for a range of buyers. The property, well-presented and move-in ready, boasts an entrance hall leading onto a spacious living room with plenty of space for a dedicated dining area creating an ideal space for relaxation and entertainment. The fitted kitchen features a charming recessed dining nook, ideal for casual meals. The property also benefits from a stylish four-piece bathroom suite, complete with a feature clawfoot bath and separate shower enclosure, adding a touch of luxury. Two well-proportioned double bedrooms provide comfortable and versatile accommodation. Outside, the property enjoys an allocated parking space and access to beautiful communal gardens making it an ideal space to enjoy the outdoors.

MUST BE VIEWED







- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen With A Dining Nook
- Four Piece Bathroom Suite With Feature Clawfoot Bath
- Allocated Parking Space
- Shared Garden
- Sought-After Location
- Leasehold - Over 900+ Years Left On Lease
- Must Be Viewed











ACCOMMODATION

Entrance Hall

6'6" x 5'5" (2.00 x 1.66)

The entrance hall has wood-effect flooring, an in-built storage cupboard, an intercom, coving to the ceiling, a wood-framed double-glazed window, and a single door providing access into the accommodation.

Hallway

22'1" x 3'3" (6.75 x 1.01)

The hallway has wood-effect flooring, a wall-mounted electric heater, and coving to the ceiling.

Living Room

14'1" x 11'11" (4.31 x 3.64)

The living room has wood-effect flooring, a wall-mounted electric heater, coving to the ceiling, a ceiling rose, and two wood-framed double-glazed windows.

Kitchen/Diner

11'4" x 9'2" (3.47 x 2.80)

The kitchen/diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven with an electric hob and an extractor fan, a washing machine, a tumble dryer, a fridge freezer, a recessed dining area, wood-effect flooring, partially tiled walls, recessed spotlights and a wood-framed double-glazed window.

Master Bedroom

11'11" x 9'9" (3.64 x 2.98)

The main bedroom has carpeted flooring, a wall-mounted electric heater, coving to the ceiling, and two wood-framed double-glazed windows.

Bedroom Two

10'0" x 9'10" (3.07 x 3.01)

The second bedroom has carpeted flooring, a wall-mounted electric heater, coving to the ceiling, and four wood-framed double-glazed windows.

Bathroom

6'4" x 4'9" (1.94 x 1.45)

The bathroom has a low level flush W/C, a countertop wash basin with a mixer tap, a clawfoot double-ended bath with a mixer tap and a handheld shower, a shower enclosure with a rainfall and handheld shower fixture, a chrome heated towel rail, wood-effect flooring, partially tiled walls, a wall-mounted electric heater, an extractor fan, recessed spotlights, and a wood-framed double-glazed obscure window.

OUTSIDE

Outside of the property is an allocated parking space and communal gardens.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
- 1000 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low 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:

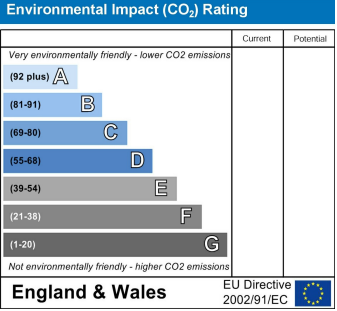
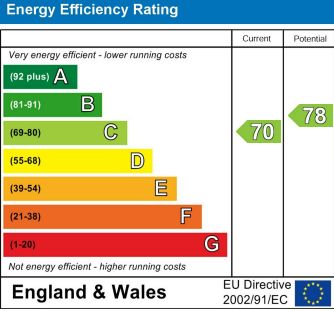
Property Tenure is Leasehold.  
Service Charge in the year marketing commenced (£PA): 1396.98  
Ground Rent in the year marketing commenced (£PA): £125  
Property Tenure is Leasehold. Term: 999 years from 1 October 2002 - Term remaining 973 years.

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.

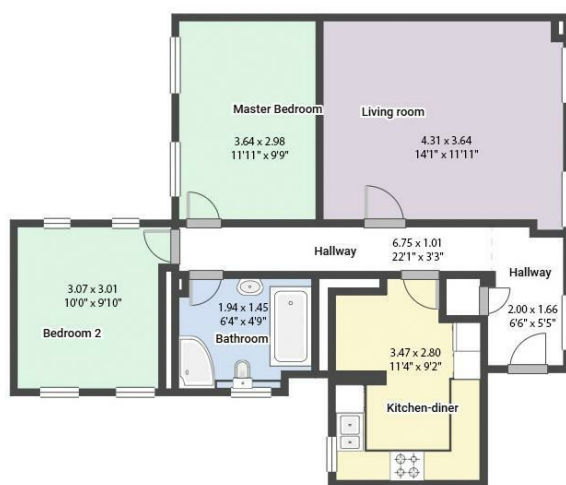
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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**0115 7734300**

**906A Woodborough Road, Mapperley, Nottingham, NG3 5QR**

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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