

HoldenCopley

PREPARE TO BE MOVED

Elm Bank, Mapperley Park, Nottinghamshire NG3 5AJ

Guide Price £280,000 - £290,000

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STUNNING FULLY RENOVATED APARTMENT...

This impeccably renovated two-bedroom apartment offers modern living and is finished to an exceptional standard throughout with no detail overlooked. Perfect for professionals, downsizers, or discerning buyers looking for a high-quality home, this apartment is truly ready to move straight into. Situated in the sought-after Mapperley Park area, the property enjoys picturesque views, close proximity to local shops, and excellent transport links, combining lifestyle and convenience in equal measure. Upon entry, you're greeted by an open stairwell leading to a welcoming hall, complete with a bespoke fitted breakfast bar that sets the tone for the thoughtfully designed interior. The heart of the home is the stylish open-plan living area, featuring a modern shaker-style kitchen with Bosch integrated appliances, a Smeg range cooker, and Quartz worktops, making it a perfect space for both relaxing and entertaining. There are two generously-sized double bedrooms, each benefiting from private en-suite bathrooms, finished with underfloor heating and high-end gold fittings and fixtures. Every room reflects the care and attention given to this renovation, with bespoke finishes and premium materials throughout. Akoustic soundproofing insulation has been installed to the floors, walls, and ceilings, ensuring peace and privacy in every room. The property also benefits from two substantial eaves storage spaces, each measuring approximately 8 square metres, offering practical storage solutions without compromising the apartment's sleek aesthetic. This exceptional apartment must be viewed to fully appreciate the quality, space, and lifestyle on offer.

MUST BE VIEWED





- Newly Renovated Apartment
- Two Double Bedrooms
- Open Plan Modern Fitted Kitchen/Living Room
- Two En-Suites
- High Specification Throughout
- Built-in Eaves Storage
- Sought After Location
- Leasehold
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Hall

6'7" x 23'1" (2.02m x 7.05m)

The hall has a double-glazed window, laminate flooring, a radiator, partially panelled walls, a fitted breakfast bar, recessed spotlights and access into the loft.

Kitchen Living Room

13'0" x 24'8" (3.97m x 7.53m)

The kitchen living room has a range of fitted shaker style base and wall units with Quartz worktops, a Smeg range cooker with an extractor hood, an integrated fridge-freezer, washer/dryer and dishwasher, an inset sink with draining grooves and a swan neck mixer tap, laminate flooring, partially tiled and panelled walls, two radiators, access into the eaves storage, recessed spotlights, a velux window and a double-glazed window.

Eaves Storage

5'8" x 9'3" (1.73m x 2.83m)

Master Bedroom

11'4" x 17'4" max (3.46m x 5.30m max)

The main bedroom has a double-glazed window, a velux window, carpeted flooring, a radiator, recessed spotlights and access into the en-suite.

En-Suite

6'11" x 4'2" (2.13m x 1.28m)

The en-suite has a low level flush W/C, a vanity wash basin, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring with electric underfloor heating, tiled walls, a heated towel rail, an extractor fan, a recessed spotlight and a velux window.

Bedroom Two

13'1".22'11" x 12'10" max (4.07m x 3.92m max)

The second bedroom has a double-glazed window, a velux window, carpeted flooring, a radiator, access into the eaves storage, recessed spotlights and access into the en-suite.

En-Suite

3'10" x 6'4" (1.18m x 1.95m)

The en-suite has a low level flush W/C, a vanity wash basin, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring with electric underfloor heating, tiled walls, a heated towel rail, an extractor fan, a recessed spotlight and a velux window.

Eaves Storage

5'8" x 13'3" (1.74m x 4.04m)

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
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Leases are currently in the process of being split with lease details TBC

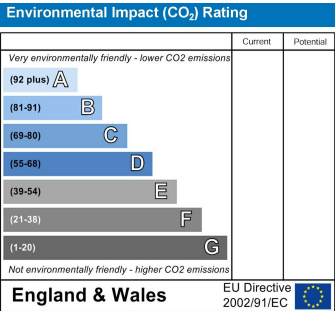
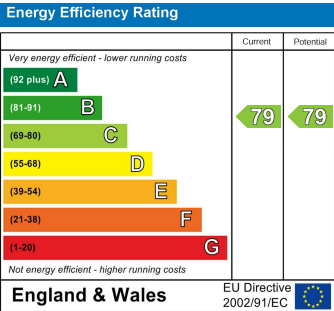
Council Tax Band Rating - Nottingham City Council - Band TBC
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure: Leasehold by way of grant of new lease - this will be a new lease for a period of 999 years from the completion date.
Service Charge in the year marketing commenced (£PA): £1,200

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.

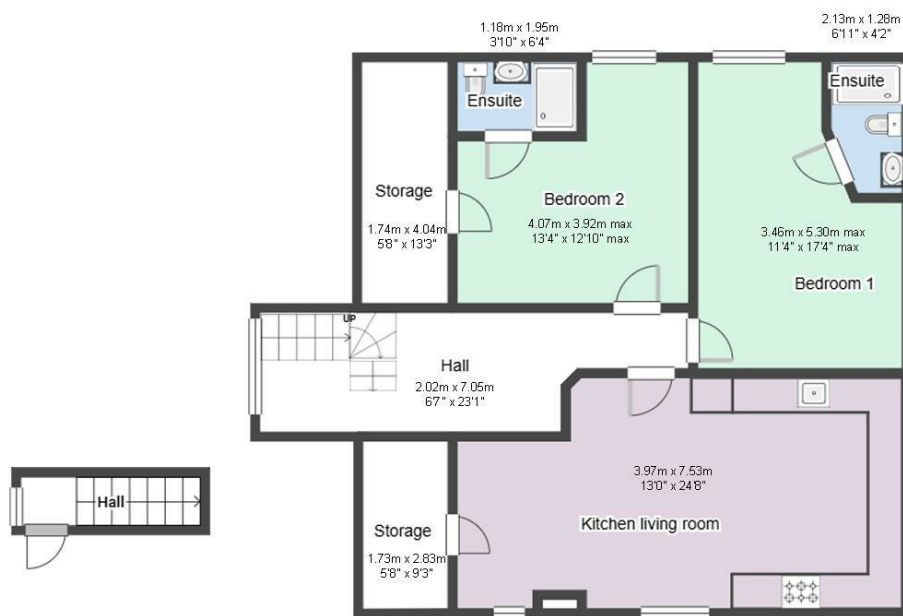
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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