

# HoldenCopley

PREPARE TO BE MOVED

Elm Bank, Mapperley Park, Nottinghamshire NG3 5AJ

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Guide Price £160,000 - £170,000



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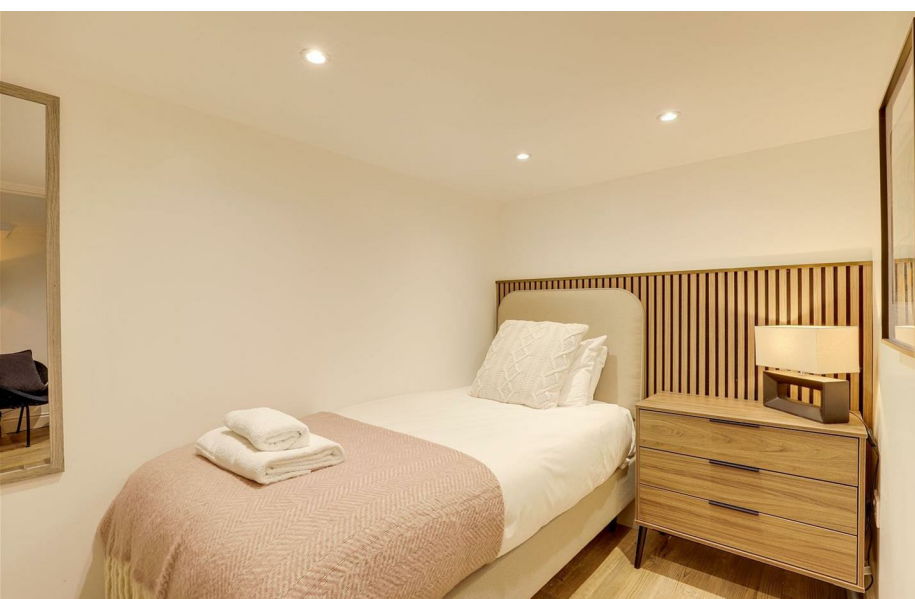
## BEAUTIFULLY RENOVATED LOWER GROUND FLOOR APARTMENT...

This beautifully refurbished two-bedroom apartment offers a seamless blend of contemporary design and high-end finishes, creating a home of outstanding quality and style. Thoughtfully renovated throughout with no detail spared, the property is ideal for first time buyers, professionals, downsizers, or buyers seeking a turnkey residence in an exclusive setting. Positioned in the sought after area of Mapperley Park, this home enjoys a peaceful yet convenient location—just a short distance from local shops, amenities, and excellent transport links, making it perfect for modern living. At the heart of the home is a sleek, modern kitchen fitted with Bosch integrated appliances, flowing into a generous reception space designed for both comfort and entertaining. There are two well-proportioned bedrooms, alongside a shower room featuring underfloor heating and luxurious gold fittings—offering a boutique-hotel standard finish. Every element of this home has been carefully considered, with bespoke touches and quality materials used throughout. Akoustic acoustic insulation has been installed to the floors, walls, and ceilings, ensuring excellent soundproofing and enhanced privacy. Externally, the property benefits from a private courtyard garden with low-maintenance artificial lawn—an ideal retreat to relax or entertain.

MUST BE VIEWED







- Newly Renovated Lower Ground Floor Apartment
- Two Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Spacious Reception Room
- Contemporary Shower Room
- Private Courtyard
- High Specification Throughout
- Sought After Location
- No Upward Chain
- Must Be Viewed











ACCOMMODATION

Kitchen

8'7" x 12'2" (2.64m x 3.71m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, fridge-freezer, washer/dryer and dishwasher, a hob with an extractor fan, a stainless steel sink with a drainer, laminate flooring and recessed spotlights.

Bathroom

4'6" x 5'11" (1.39m x 1.82m)

The bathroom has a low level flush W/C, a wall-mounted 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, waterproof wall panels and tiled walls, an extractor fan and recessed spotlights.

Living Room

8'4" x 15'8" (2.55m x 4.79m)

The living room has a double-glazed window, laminate flooring, a panelled feature wall, recessed spotlights and a single door providing access out to the courtyard.

Master Bedroom

15'6" x 11'5" (4.74m x 3.50m)

The main bedroom has a double-glazed window, laminate flooring, a wall-mounted electric heater, a panelled feature wall and recessed spotlights.

Bedroom Two

6'5" x 9'9" (1.97m x 2.98m)

The second bedroom has a double-glazed window, laminate flooring, a wall-mounted electric heater, a panelled feature wall and recessed spotlights.

Outside

Outside there is a private courtyard with an artificial lawn and courtesy lighting.

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.

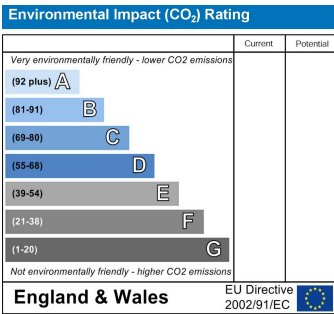
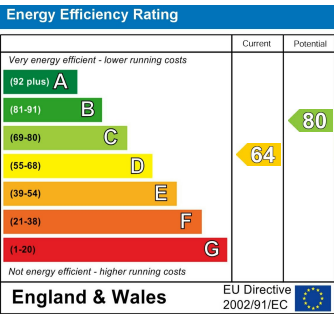
The vendor has advised the following:

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.

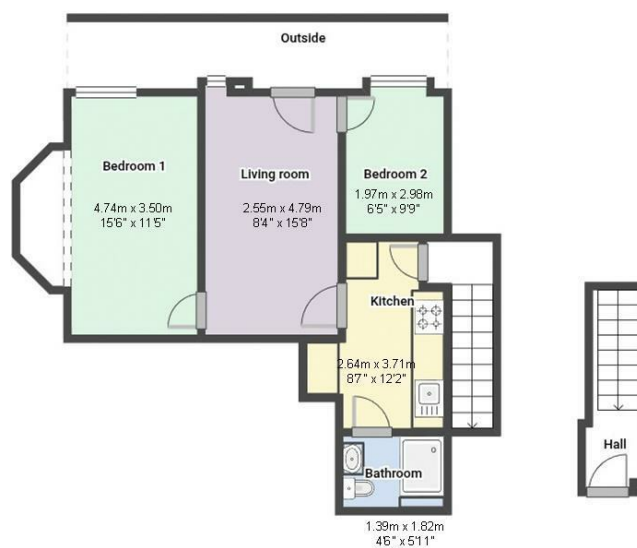
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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