

HoldenCopley

PREPARE TO BE MOVED

Redcliffe Road, Mapperley Park, Nottinghamshire NG3 5BW

Guide Price £260,000 - £280,000

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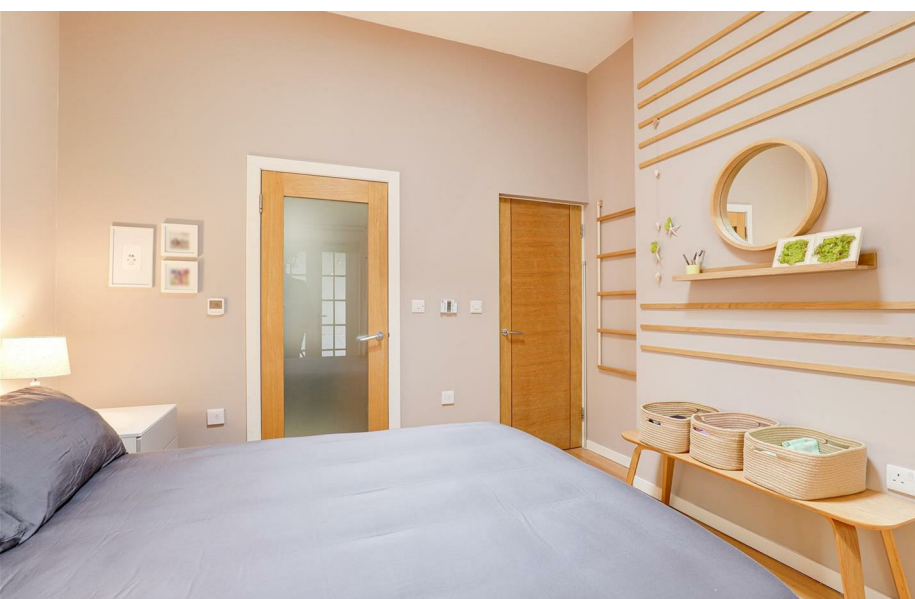
GUIDE PRICE £260,000 - £280,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this stunning two-bedroom ground floor apartment is located in the highly sought-after area of Mapperley Park, a peaceful yet well-connected location just minutes from Nottingham City Centre. With a range of shops, restaurants, leisure facilities and excellent transport links close by, it's a location that offers both convenience and charm. The home itself is thoughtfully designed, boasting high ceilings and underfloor heating throughout, which can be regulated room by room for added comfort. A welcoming entrance hall leads into the heart of the home, an open-plan reception room filled with natural light, offering ample space for both dining and relaxing. This flows seamlessly into a contemporary kitchen complete with a range of integrated appliances, perfect for modern living. The property also benefits from two ceiling-high storage spaces: one positioned at the end of the entrance hall above the main bathroom door, and the other located above the ensuite bathroom door, providing valuable additional storage. There are two double bedrooms, each benefitting from their own stylish bathroom, offering a private and comfortable layout. Outside, the property features a south-facing front communal garden and to the rear, a private courtyard-style garden with a decked seating area, complete with raised beds bordered by mature plants and shrubs, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Ground Floor Apartment
- Two Double Bedrooms
- Open-Plan Reception Room
- Modern Kitchen
- Jack & Jill Bathroom & En-Suite
- Private Rear Garden
- Beautifully-Presented Throughout
- No Upward Chain
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

26’2" max x 6’0" (8.00m max x 1.83m)

The entrance hall has wooden flooring with underfloor heating, an in-built storage cupboard, a wall-mounted intercom and a single door providing access into the accommodation.

Lounge Diner

22’11" max x 14’1" (7.01m max x 4.31m)

The lounge diner has wooden flooring with underfloor heating, open-plan access to the kitchen, ceiling cornices and four double-glazed sash windows to the front and side elevation.

Kitchen

8’1" x 7’10" (2.48m x 2.39m)

The kitchen has a range of fitted base and wall units with wooden worktops, a stainless steel sink and half with a drainer and a swan neck mixer tap, a range of integrated appliances including an oven, gas ring hob, extractor fan, microwave, coffee machine & fridge freezer. Space and plumbing for a dishwasher, LED plinth spotlights, wooden flooring with underfloor heating and a single door providing access to the rear garden.

Master Bedroom

11’1" max x 10’3" (3.38m max x 3.14m)

The main bedroom has wooden flooring with underfloor heating, recessed spotlights, an in-built fitted wardrobes, access to the bathroom and double French doors opening out to the rear garden.

Bathroom

7’7" x 5’4" (2.32m x 1.65m)

The bathroom has a concealed low level dual flush W/C, a wash basin, a panelled bath with an overhead rainfall shower fixture, recessed TV, partially tiled walls, tiled flooring with underfloor heating, recessed spotlights and an extractor fan.

Bedroom Two

10’2" x 9’4" (3.12m x 2.85m)

The second bedroom has wooden flooring with underfloor heating, recessed spotlights, open access to the dressing area and double French doors opening out to the rear garden.

Dressing Area

8’5" max x 4’3" (2.57m max x 1.31m)

The dressing area has wooden floor with underfloor heating, a singular spotlight and access to the en-suite.

En-Suite

8’3" x 4’7" (2.53m x 1.40m)

The en-suite has a concealed low level dual flush W/C, a wash basin, a walk-in shower with an overhead rainfall shower fixture, a heated towel rail, tiled walls and flooring with underfloor heating, recessed spotlights and an extractor fan.

OUTSIDE

Front

The flat comes with a second private outdoor space, in the front of the house within the communal garden. It includes a raised bed with ornamental plants and a rectangular gravel area.

Rear

To the rear is a private courtyard-style garden with a decked seating area with raised beds with a range of plants and shrubs, courtesy lighting and brick-wall boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Underfloor heating

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 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 - Gedling Borough Council - Band G

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 (£PA): £960.00

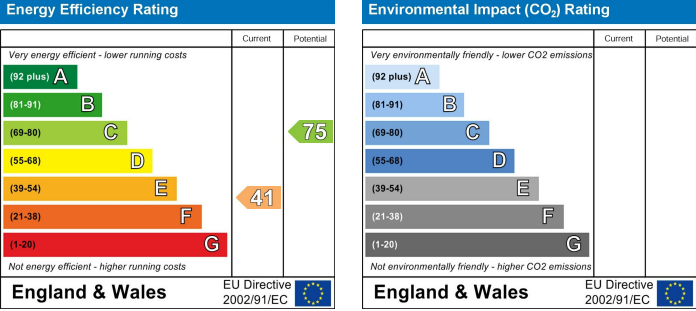
Property Tenure is Leasehold. Term: 999 years from 16th April 2010 Term remaining 984 years.

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the 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.

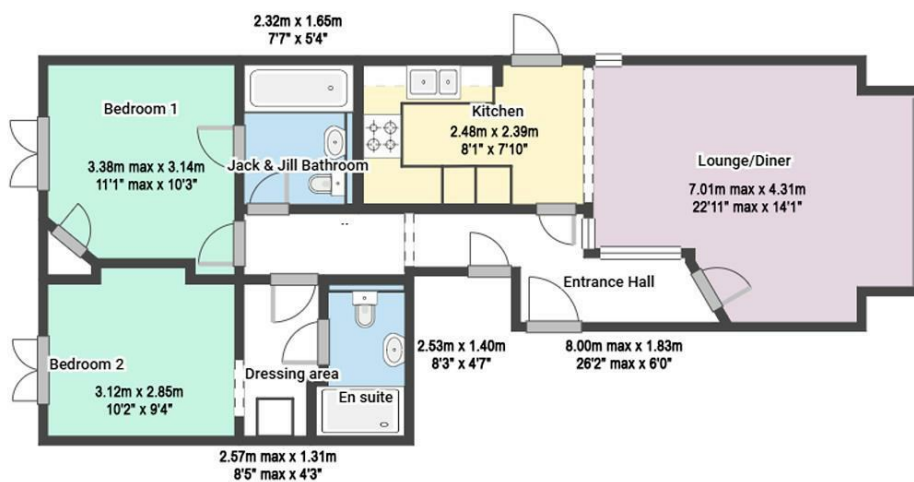
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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