

HoldenCopley

PREPARE TO BE MOVED

Magdala Road, Mapperley Park, Nottinghamshire NG3 5DH

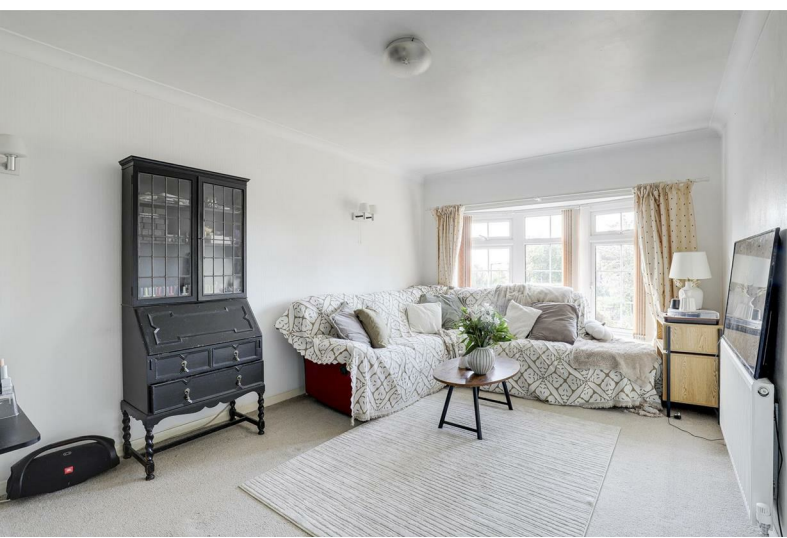
Guide Price £150,000

GUIDE PRICE £150,000 - £160,000

GROUND FLOOR FLAT...

Situated in the popular location of Mapperley Park, this two bedroom ground floor flat is the perfect purchase for first time buyers looking to get on the property ladder, investors looking for a fantastic rental opportunity, or those working in Nottingham City Centre or at the Nottingham City Hospital. With excellent transport links, this property is located with close access to a range of local amenities such as shops, restaurants, schools, and parks. Internally, the property offers a spacious living room, a fitted kitchen with space for a dining table - a great space for cooking and hosting, a double master bedroom with fitted wardrobes, a second double bedroom with a fitted wardrobe, and a three piece bathroom suite. The flat benefits from ample fitted and built-in storage throughout. Outside the property benefits from an off-street parking space, a garage for additional parking or storage, and a south facing front garden with a fantastic view of Mapperley Park & Alexandra Park, with a low-maintenance gravelled area, a paved patio seating area, and a range of greenery allowing for a relaxing space to enjoy the outdoors.

MUST BE VIEWED



- First Floor Flat
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen & Space For Dining
- Three Piece Bathroom Suite
- Ample Fitted & Built-In Storage
- Off-Street Parking & Garage
- Low-Maintenance South Facing Front Garden
- Convenient & Popular Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

12'7" x 10'1" (3.86m x 3.09m)

The entrance hall has carpeted flooring, a radiator, and a single door providing access into the accommodation.

Living Room

10'5" x 18'6" (3.19m x 5.65m)

The living room has carpeted flooring, a radiator, a TV-point, coving to the ceiling, and a UPVC double-glazed bow window to the front elevation.

Kitchen

10'0" x 11'6" (3.05m x 3.53m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven and electric hob, space and plumbing for a washing machine, space for a fridge freezer, an in-built storage cupboard, wood-effect flooring, partially tiled walls, a radiator, space for a dining table, and a UPVC double-glazed window to the rear elevation.

Master Bedroom

13'5" x 10'6" (4.10m x 3.22m)

The main bedroom has carpeted flooring, a range of fitted wardrobes and cupboards, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

7'10" x 11'1" (2.41m x 3.38m)

The second bedroom has carpeted flooring, a fitted wardrobe and overhead cupboard, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

7'8" x 6'9" (2.34m x 2.06m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a glass shower screen, tiled flooring, partially tiled walls, two built-in storage cupboards, a radiator, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside of the property is space for off-street parking, a garage, and a low-maintenance south facing front garden with a paved patio area, a gravelled area, and a range of plants and trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 – 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 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:

Property Tenure is Leasehold.

Term: 999 years from 12 November 1970 - Term remaining 944 years.

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.

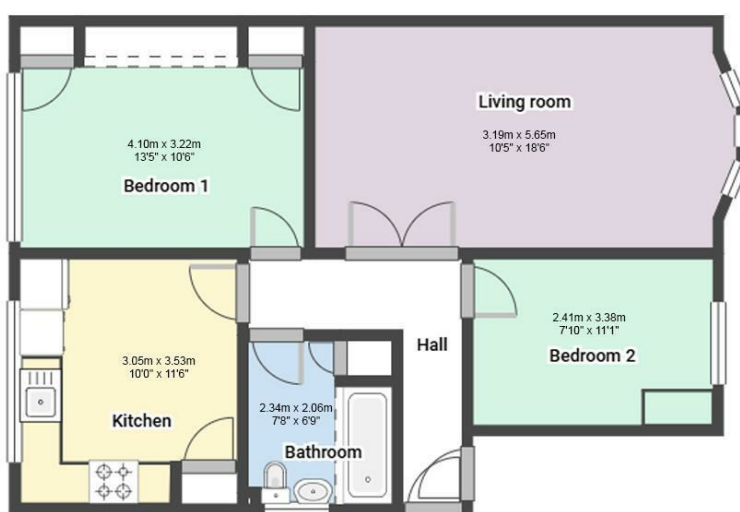
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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