

HoldenCopley

PREPARE TO BE MOVED

Redcliffe Gardens, Mapperley Park, Nottingham NG3 5AW

Guide Price £120,000 - £145,000

GUIDE PRICE £120,000 - £140,000...

NO CHAIN...

Situated in the popular and sought-after area of Mapperley Park, this two-bedroom second-floor flat is ideal for a range of buyers, from first time buyers looking to get on the property ladder, to investors looking for a well-placed opportunity to upgrade their portfolio. Located within close proximity to a range of local amenities such as shops, schools, eateries, and parks, as well as excellent transport links. Internally, the top floor accommodation features a spacious living room, a well-appointed fitted kitchen, the master bedroom with a built-in wardrobe, a second double bedroom with access to the balcony, and a three-piece bathroom suite. Externally, the property offers off-street parking

MUST BE VIEWED



- Second Floor Flat
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Balcony
- Off-Street Parking
- Convenient Location
- Ideal For First Time Buyers
- Must Be Viewed

ACCOMMODATION

Entrance Hall
3'6" x 17'7" (1.07m x 5.37m)

The entrance hall has wood-effect flooring, a radiator, three built-in storage cupboards, a telecom, a ceiling mounted light fitting, and a single door providing access into the accommodation.

Living Room
13'9" x 13'5" (4.21m x 4.10m)

The living room has wood-effect flooring, a radiator, a sofa, a pouffe, a coffee table, a TV shelf, a TV-point, a desk, a dark a ceiling-mounted light fitting, and two UPVC double-glazed window with curtains.

Kitchen
13'1" x 7'1" (3.99m x 2.17m)

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, a freestanding cooker, a washing machine/tumble dryer, a fridge freezer, a wall-mounted combi boiler, tiled flooring, partially tiled walls, a radiator, a ceiling mounted and a UPVC double-glazed window.

Master Bedroom
11'6" x 10'2" (3.52m x 3.11m)

The main bedroom has wood-effect flooring, a built-in storage wardrobe, a freestanding wardrobe, a chest of drawers, a double bed and mattress, a wall mirror, a radiator, a ceiling mounted light fitting, and a UPVC double-glazed window with curtains.

Bedroom Two
9'6" x 9'2" (2.92m x 2.80m)

The second bedroom has wood-effect flooring, a radiator, a double bed and mattress, a wardrobe, a chest of drawers, a ceiling mounted light fitting, and a door leading out to the balcony with curtains.

Bathroom
7'2" x 5'5" (2.19m x 1.66m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld electric shower fixture, tiled flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window.

OUTSIDE
Outside of the property is access to the communal gardens and off-road parking.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)
Phone Signal – All 4G and some 5G
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.

Property Tenure is Leasehold.
Service Charge in the year marketing commenced (£PA): £1133.28
Ground Rent in the year marketing commenced (£PA): £100
Term: 189 years from 1988 - Term remaining 152 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.

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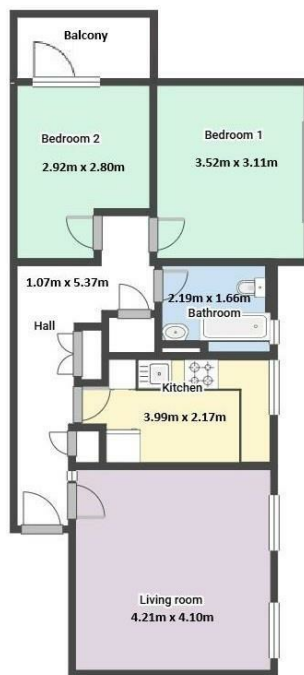
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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