

HoldenCopley

PREPARE TO BE MOVED

Redcliffe Road, Mapperley Park, Nottinghamshire NG3 5AU

By Auction £90,000

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This property is for sale by Modern Method of Auction powered by iamsold LTD

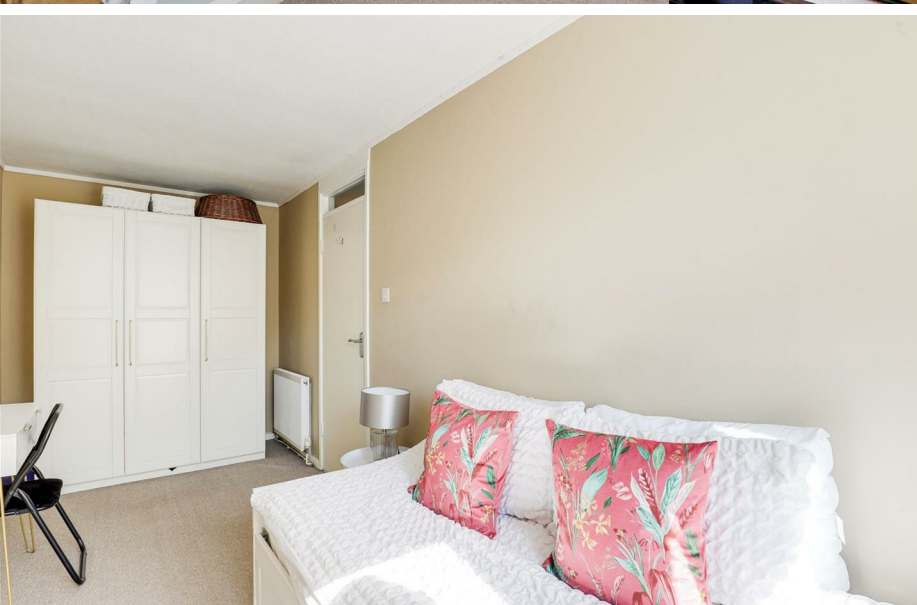
Reservation Fee Payable

BEAUTIFULLY PRESENTED SECOND FLOOR APARTMENT...

This beautifully presented three-bedroom second-floor apartment is situated in a prime location, perfect for first-time buyers looking for a home that's ready to move into. Immaculately maintained throughout, the property offers bright and airy accommodation within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments. Upon entering, you are greeted by an entrance hall that leads to a living room. The modern fitted kitchen boasts contemporary finishes and ample storage, making it both stylish and functional. The apartment also features three bedrooms and a sleek three-piece bathroom suite. Externally, the property benefits from a car park for permit holders, providing convenient parking. This apartment combines comfort, convenience, and a fantastic location, offering an excellent opportunity for those looking to step onto the property ladder.

CASH BUYERS ONLY





- Second Floor Apartment
- Three Bedrooms
- Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Off Road Parking
- New Boiler Installed September 2024 - Includes 5 Year Warranty
- Close To Local Amenities
- For Sale By Modern Auction
- Subject To Reserve Price & Reservation Fee





ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, a radiator, three built-in cupboards, a wall-mounted phone intercom system and a single door providing access into the accommodation.

Living Room

13'9" x 12'11" (4.19m x 3.94m)
The living room has two UPVC double-glazed windows , carpeted flooring, a radiator, space for a dining table set and coving.

Kitchen

7'1" max x 12'11" (2.16m max x 3.94m)
The kitchen has a range of fitted base and wall units with worktops, a breakfast bar, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a radiator, coving and a UPVC double-glazed window.

Bathroom

5'6" max x 7'6" (1.68m max x 2.29m)
The bathroom has a low level flush W/C, a wash basin with fitted storage, an L shaped fitted panelled bath with a mains-fed shower, a glass shower screen, tiled flooring, a radiator, a towel rail, partially tiled walls, coving and a UPVC double-glazed obscure window.

Master Bedroom

12'9" x 8'11" (3.89m x 2.72m)
The main bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, a panelled feature wall, wall-mounted light fixtures and coving.

Bedroom Two

6'6" x 16'6" (1.98m x 5.03m)
The second bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, coving and a UPVC single door providing access out to the balcony.

Bedroom Three

7'3" x 9'6" (2.21m x 2.90m)
The third bedroom has a UPVC double-glazed window, carpeted flooring, a radiator and coving.

OUTSIDE

Outside of the property is a car park for permit holders.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

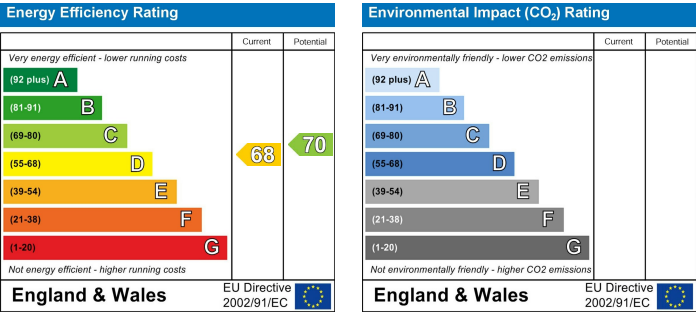
Phone Signal – All 4G, some 3G & 5G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No
Shared or communal facilities - gardens, car park, bin store

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A
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
Service Charge in the year marketing commenced (£PA): £1,700
Ground Rent in the year marketing commenced (£PA): £380
Property Tenure is Leasehold. Term: 150 years from 25 March 1989 Term remaining 115 years.

Auctioneer Comments: This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.8% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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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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