

HoldenCopley

PREPARE TO BE MOVED

Magdala Road, Mapperley Park, Nottinghamshire NG3 5DF

Guide Price £130,000 - £150,000

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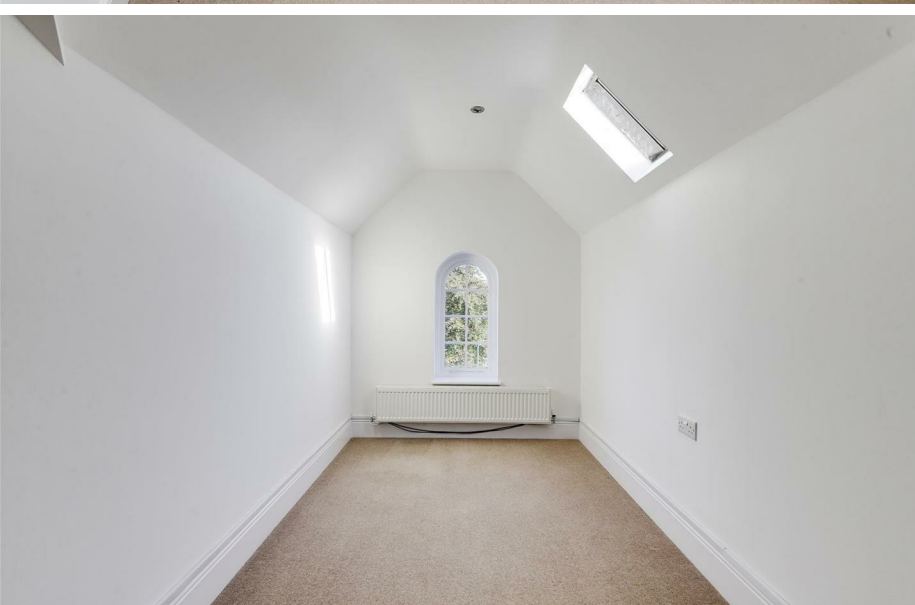
GUIDE PRICE: £130,000 - £140,000

NO UPWARD CHAIN...

This one bedroom apartment offers spacious accommodation whilst benefiting from a range of new and original features throughout including timber framed windows, high ceilings and much more. This property is being sold to the market with no upward chain and would make a great investment opportunity or as a starter home. Situated in a sought after location within reach of various local amenities, regular transport links and easy access into Nottingham City Centre. Internally, the accommodation comprises of an entrance hall, a modern kitchen and an open plan living room and large bedroom and a bathroom suite. Outside to the rear is an allocated parking space.

MUST BE VIEWED





- Top Floor Apartment
- One Large Bedroom
- Modern Kitchen
- Open Plan Living
- Modern Bathroom Suite
- Allocated Parking
- Leasehold - Share of Freehold (999 Years Starting on Completion)
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

16'2" x 3'1" (4.93 x 0.95)

The entrance hall has carpeted flooring, a radiator, recessed spotlights, an in-built cloak cupboard, a single glazed window, a wall mounted security intercom system, and provides access into the accommodation.

Open Plan Living / Kitchen

18'11" x 17'3" (5.77 x 5.28)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven with an electric hob, extractor and stainless steel splashback, an integrated dishwasher, an integrated washing machine, a freestanding under-counter fridge and freezer, wood-effect flooring, and open plan to the living area which has continued recessed spotlights, carpeted flooring, a TV point, a radiator, and a single glazed window.

Bathroom

10'8" x 5'7" (3.27 x 1.71)

The bathroom has a concealed dual flush W/C, a wall mounted wash basin, an electrical shaving point, a tiled bath with an overhead shower and a shower screen, a chrome heated towel rail, tiled flooring, partially tiled walls, an extractor fan, recessed spotlights, and a single glazed window.

Bedroom

22'5" x 10'9" max (6.84 x 3.28 max)

The bedroom has carpeted flooring, a Velux window, a single glazed arched window, recessed spotlights, a TV point, and a radiator.

OUTSIDE

Outside to the rear is an allocated parking space.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Other Material Issues – No
Any Legal Restrictions – Covenants - Please note that this property is subject to covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

Leasehold – Share of Freehold. A new 999-year lease will commence on completion, with each apartment sold granting the buyer a share in the

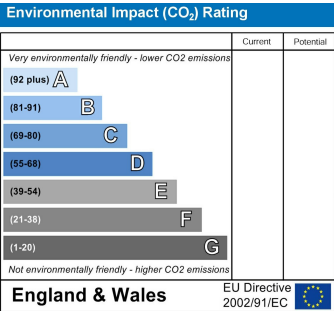
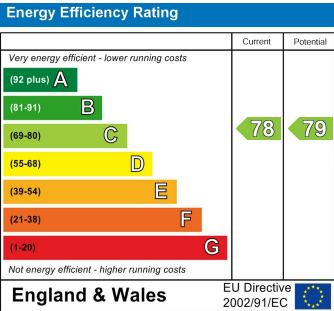
freehold. Service charge/ground rent is to be agreed with the buyer.
Service Charge: To be confirmed – to be agreed with the buyer.

The information regarding service charges and ground rent has been obtained from the vendor. 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.

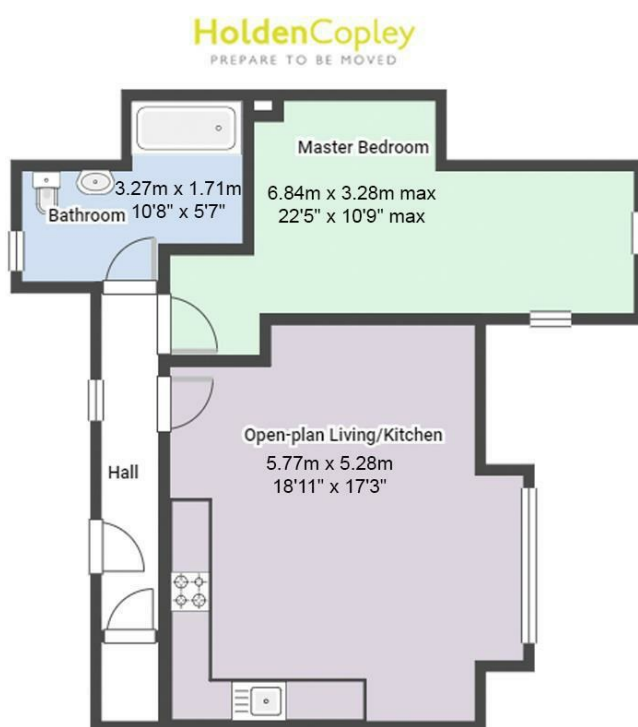
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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