

# HoldenCopley

PREPARE TO BE MOVED

Ockbrook Drive, Mapperley, Nottinghamshire NG3 6AU

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Guide Price £160,000 - £165,000



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IDEAL FOR FIRST TIME BUYERS...

This two-bedroom first-floor flat is well presented and would make the perfect home for a first-time buyer looking to step onto the property ladder with nothing to do but move straight in. Situated in a sought-after location, the property is just a stone's throw away from a wide range of local shops, restaurants, great schools, and boasts fantastic transport links into the city and beyond. The accommodation comprises an entrance hall, a fitted kitchen which is open plan to the bright and spacious living area, featuring double French doors that open onto a Juliet balcony. There are two double bedrooms, with the master benefitting from its own Juliet balcony and a en-suite bathroom, along with a separate three-piece family bathroom. Outside, the property benefits from allocated parking for one vehicle.

MUST BE VIEWED







- First Floor Flat
- Two Double Bedrooms
- Open Plan Fitted Kitchen & Living Room
- Three Piece Bathroom Suite & En-Suite
- Allocated Parking Space
- Well Presented Throughout
- Sought After Location
- Close To Local Amenities
- Leasehold
- Must Be Viewed









ACCOMMODATION

Entrance Hall

8'0" x 11'9" (max) (2.44m x 3.59m (max))

The entrance hall has laminate flooring, a wall-mounted electric heater, recessed spotlights, a built-in cupboard and a single door providing access into the accommodation.

Living Room

11'6" x 15'8" (3.52m x 4.79m)

The living room has laminate flooring, a wall-mounted electric heater, UPVC double French doors providing access out to the Juliet balcony and open access into the kitchen.

Kitchen

8'6" x 11'3" (2.61m x 3.45m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a stainless steel undermount sink with a drainer, a hob with an extractor hood, space and plumbing for a washing machine, space for a fridge-freezer, laminate flooring, recessed spotlights and a UPVC double-glazed window.

Master Bedroom

13'11" x 9'1" (4.25m x 2.77m)

The main bedroom has a UPVC double-glazed window, carpeted flooring, a wall-mounted electric heater, UPVC double French doors providing access out to the Juliet balcony and access into the en-suite.

En-Suite

6'6" x 5'6" (2.00m x 1.69m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, vinyl flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window.

Bedroom Two

9'2" x 13'5" (2.80m x 4.09m)

The second bedroom has a UPVC double-glazed window, carpeted flooring and a wall-mounted electric heater.

Bathroom

5'6" x 6'5" (1.70m x 1.98m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a bi-folding shower screen, vinyl flooring, partially tiled walls, a heated towel rail, recessed spotlights and an extractor fan.

OUTSIDE

Outside there is an allocated parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heaters – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G 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

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:

Service Charge in the year marketing commenced (£PA): £1,532

Ground Rent in the year marketing commenced (£PA): £125

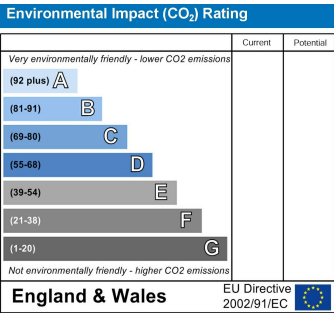
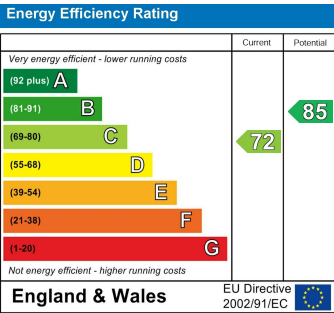
Property Tenure is Leasehold. Term: 999 years from 1 October 2002

The information regarding service charge and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge and ground rent 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 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.

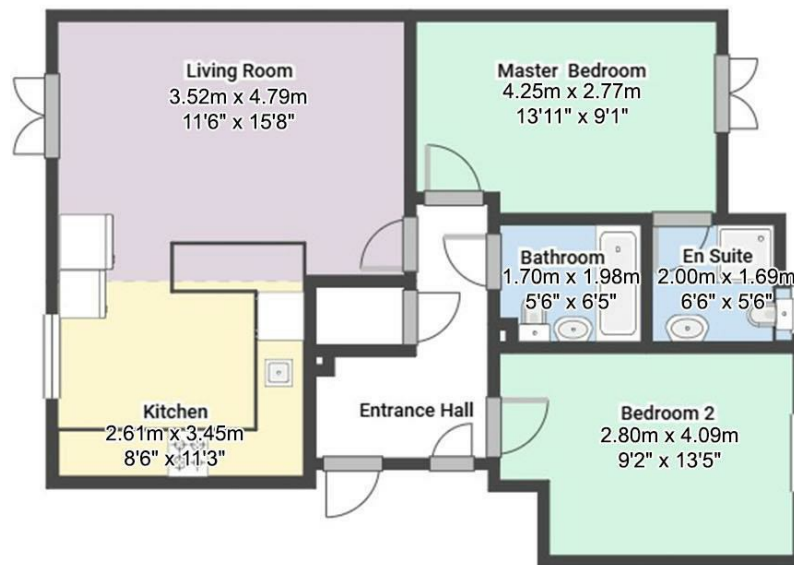
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available 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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