

HoldenCopley

PREPARE TO BE MOVED

Hopkin Court, Mapperley Plains, Nottinghamshire NG3 5SS

Guide Price £160,000 - £175,000

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SOUGHT-AFTER LOCATION...

This well-presented two-bedroom ground-floor flat offers a modern, move-in ready home that's perfect for first-time buyers. Situated in a sought-after location, the property is just a stone's throw from Gedling Country Park and close to Mapperley Top, which boasts a vibrant mix of shops, cafes, and eateries, along with excellent transport links into Nottingham City Centre. The accommodation comprises an entrance hall providing access to an open-plan reception room with space for both relaxing and dining, along with a modern fitted kitchen designed for all your culinary needs. There are two double bedrooms and a stylish bathroom completing the layout. Outside, the property benefits from an allocated parking space, adding convenience to this fantastic home.

MUST BE VIEWED!



- Ground Floor Flat
- Two Double Bedrooms
- Open-Plan Reception Room
- Modern Kitchen
- Stylish Bathroom
- Allocated Parking Space
- Ideal Home For First-Time Buyers
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall
14'0" x 3'6" (4.29 x 1.09)

The entrance hall has laminate wood-effect flooring, a radiator, an in-built cupboard and a single composite door providing access into the accommodation.

Kitchen-Lounge-Diner
19'1" x 11'3" (5.82m x 3.43m)
The kitchen area has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, a gas ring hob, an extractor fan, washing machine, dishwasher and fridge freezer, recessed spotlights and a UPVC double-glazed window to the front elevation. The living space has laminate wood-effect flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

Master Bedroom
12'1" x 9'4" (3.68m x 2.84m)
The main bedroom has laminate wood-effect flooring, a radiator, fitted sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two
12'11" x 9'7" (3.94m x 2.92m)
The second bedroom has laminate wood-effect flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Shower Room
6'7" x 5'5" (2.01m x 1.65m)
The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with a shower fixture, a heated towel rail, partially tiled walls, an extractor fan, a wall-mounted electric shaving point, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE
Outside there is an allocated parking space.

DISCLAIMER
Council Tax Band Rating - Gedling Borough Council - Band C
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): £212.80
Ground Rent in the year marketing commenced (£PA): £250.00
Property Tenure is Leasehold. Term: 125 years from 1 January 2012 Term remaining 112 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.

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 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.

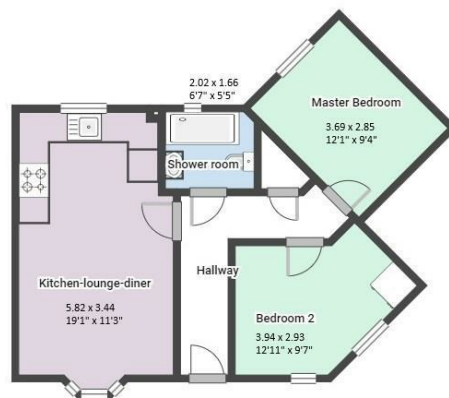
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
Phone Signal – Good coverage of Voice, 4G & 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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