



20 Hopkin Court, Mapperley, NG3 5SS  
£164,995

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# 20 Hopkin Court Mapperley, NG3 5SS

- Ground floor maisonette
- Full length living kitchen
- Allocated rear parking
- Two double bedrooms
- Shower room
- Several integrated appliances

A ground floor maisonette with two double bedrooms and parking, forming part of this popular modern development just off Mapperley Plains, with a very handy Sainsbury Local directly across the road and the well renowned Spring Lane Farm Shop just around the corner! The property is also for sale with NO UPWARD CHAIN!

£164,995



## Overview

Accommodation consists of entrance hallway with a composite entrance door, a full-length living kitchen with several integrated appliances including dishwasher and fridge freezer and a modern shower room. The property also has UPVC double glazing and gas central heating with a combination gas boiler.

## Entrance Hall

With a composite front entrance door, radiator and walk-in store cupboard.



## Living Kitchen

The lounge area has a UPVC double-glazed bay window, two radiators and a free-standing fireplace with remote control log effect electric fire. The kitchen area has a range of wall and base units with high gloss soft close doors and drawers, granite style worktops and upstands with an inset stainless steel sink unit and drainer. Appliances consist of brushed steel trim electric oven, four ring gas hob with splashback and extractor canopy, along with integrated dishwasher and fridge freezer and washing machine. Concealed Potterton combination gas boiler, tile effect floor covering, ceiling downlights and UPVC double-glazed rear window.

## Bedroom 1

Built-in double wardrobe with sliding mirrored doors, radiator, and UPVC double-glazed window.

## Bedroom 2

With two UPVC double glazed windows and radiator.

## Shower Room

The suite consists of a large cubicle with chrome mains shower, pedestal wash basin with tiled splashback and a dual flush toilet. Radiator, telephone point, extractor fan and UPVC double-glazed rear window.

## Outside

There is a small lawned area to the front with a shared pathway leading in either direction which provide access to the rear of the building. To the rear, there are communal maintained gardens, bollard lighting and a residence car park with an allocated parking space.

## Useful Information

TENURE: Leasehold

LEASE DETAILS: 125 years from 1st January 2011. Length of lease remaining at the time of listing the property is 112 years.

GROUND RENT: £250 PA Every December

SERVICE CHARGE/MANAGEMENT FEE: £95.43 EVERY 6 Months (paid in arrears) February & August











## COUNCIL TAX: Gedling Borough Council - Band C

\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.











Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>77</b>	<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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