



434 Mansfield Road, Mapperley Park, NG5 2EJ

£165,000



Marriotts



# 434 Mansfield Road Mapperley Park, NG5 2EJ

- First floor maisonette
- Two double bedrooms
- Lounge diner & spacious kitchen
- Garage in a block
- Lawned side garden

**FANTASTIC INVESTMENT OR FIRST TIME BUY!!** A well-presented and maintained first-floor maisonette with two double bedrooms and a garage in a block. Located on the edge of Mapperley Park and set back from Mansfield Road, just a short distance from both Carrington and Sherwood's thriving shopping areas!

**£165,000**



## Overview

Accommodation consists of a lower ground floor entrance lobby leading to the first-floor landing, where there is a spacious lounge diner with decorative stone style fireplace, shaker style kitchen with integrated oven and hob, bathroom in white with electric shower and the property also had UPVC double glazing and a Baxi combination gas boiler installed in June 2023 with a 10 year warranty!

## Entrance Hall

Ground floor lobby with built-in cupboard and stairs leading to the first floor.

## Hallway

UPVC double-glazed side window, two separate cloaks cupboards, separate airing cupboard, radiator and loft access.



### Lounge Diner

With a decorative stone style fireplace and hearth, UPVC double glazed bow window to the front, Virgin media and telephone points, radiator and door through to the kitchen.

### Kitchen

A range of wall and base units with polished granite style worktops and inset stainless steel sink unit and drainer. Appliances consist of an integrated electric oven, four-ring ceramic hob and a brushed steel extractor canopy. Plumbing for washing machine, tiled floor, Baxi combination boiler installed in June 2023, UPVC double glazed rear window and connecting door back through to the hallway.

### Bedroom 1

Built-in wardrobe, radiator and UPVC double glazed front window.

### Bedroom 2

Built-in double wardrobe, UPVC double glazed side window and radiator.

### Bathroom

Consisting of a bath with full height tiling, glass screen and electric shower, pedestal washbasin and toilet. Chrome ladder towel rail, tile effect floor covering, ceiling downlights, extractor fan and UPVC double glazed rear window.

### Outside

The property is set back from the road with gated access from Mansfield Road and a shared pedestrian path leading to the front door. There is a lawned triangular-shaped garden to the side which belongs to the property and to the rear is a residents's courtyard and car park with a single garage in a block.

### Useful Information

TENURE: Leasehold

LEASE DETAILS: 150 Years from August 2010

GROUND RENT: £10 PA - to be reviewed on: .....

SERVICE CHARGE: TBC - to be reviewed on: .....







COUNCIL TAX: Nottingham City Council - Band B  
OTHER INFORMATION:

\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme <https://geoserver.nottinghamcity.gov.uk/myproperty/?c=housing> Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

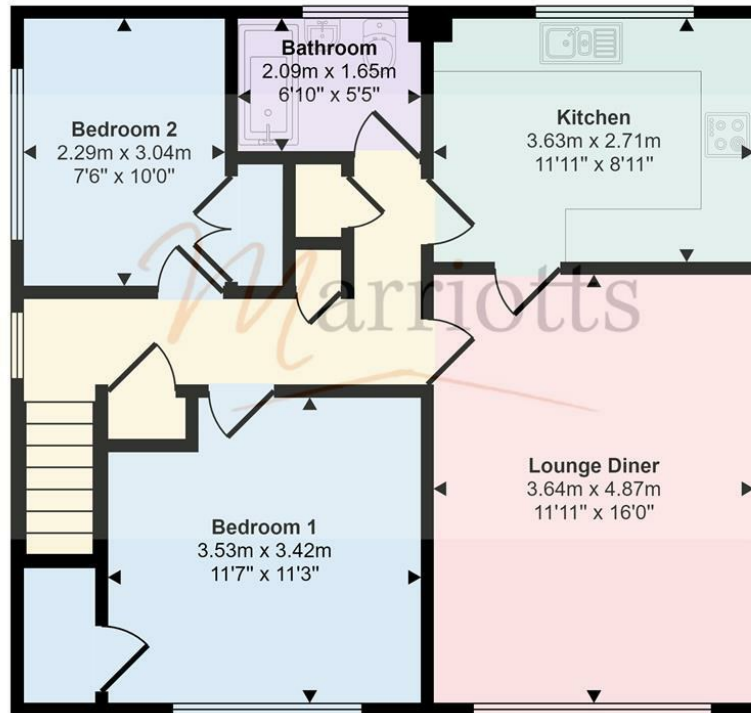
\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

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.





Approx Gross Internal Area  
64 sq m / 693 sq ft



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>                            |                            |           |
| (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<br>2002/91/EC |           |

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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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