



Hendon Court Hendon Rise, Mapperley, NC3 3AQ
£85,000



Marriotts



Hendon Court Hendon Rise

Mapperley, NG3 3AQ

- Second floor apartment
- Open plan living kitchen
- Electric heating
- Two double bedrooms
- Bathroom + electric shower
- **INVESTMENT OPPORTUNITY!!**

INVESTMENT OPPORTUNITY!! A spacious two double-bedroomed top-floor apartment located about half a mile from the city centre. The property is currently tenanted and could therefore be bought with the tenant in situ, making it a great investment property!

£85,000



Overview

The accommodation consists of an entrance hallway with a security entry phone and access to all rooms. There's a spacious open plan living kitchen with integrated appliances, two good-sized double bedrooms and a bathroom with a modern white suite and electric shower over the bath.

Situated close to the city centre, this property offers the convenience of easy access to all the amenities and attractions that Nottingham has to offer. Whether you enjoy shopping, dining out, or exploring the local culture, everything is just a stone's throw away.

With its ideal location, spacious bedrooms and modern living space, this apartment on Hendon Rise is just waiting to be discovered. Contact us today to arrange a viewing and take the first step towards owning or investing in this wonderful property!

Entrance Hall

With door from the communal landing/lobby, security entry phone, electric convector heater, wood style flooring, built-in large airing cupboard and loft access.



Living Kitchen

With two UPVC double glazed windows, the kitchen area has a range of units with granite effect worktops, matching upstands and a inset one and a half bowl stainless steel sink unit and drainer. Integrated brushed steel trim electric oven, four ring gas hob and extractor, ceiling downlights, electric convector heater and wood style flooring to the kitchen area.

Bedroom 1

Electric convector heater and UPVC double glazed front window.

Bedroom 2

Electric convector heater and UPVC double glazed front window.

Bathroom

Consisting of a bath with full height tiling and electric shower, dual flush toilet and pedestal wash basin with matching splashbacks. Wood style flooring, heated towel rail, electric shaver point, ceiling downlights, extractor fan and UPVC double glazed side window.

Outside

The building stands within communal and maintained grounds with on street parking

Material Information

TENURE: Leasehold

LEASE DETAILS: 999 years from 5th October 2005

GROUND RENT: £ - to be reviewed on:

SERVICE CHARGE: £1540.00 PA - to be reviewed on:

COUNCIL TAX: Nottingham City Council - Band A

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: Communal access

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

no

FLOOD RISK: low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: n/a

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: none

MAINS ELECTRICITY PROVIDER: So Energy

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: staircase from ground floor







lobby

OTHER INFORMATION:

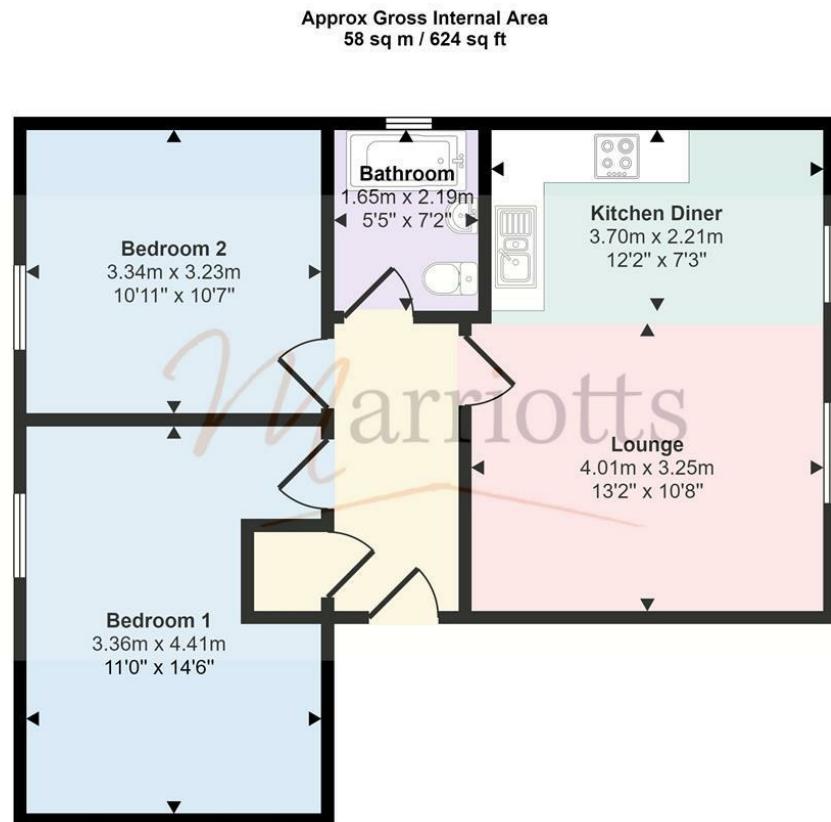
**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

The lease information has been provided to Marriots 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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on [0115 953 6644](tel:01159536644) 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 Marriots 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 Marriots.
4. Money Laundering - Marriots 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 Marriots refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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