Holden Copley PREPARE TO BE MOVED

Mapperley Road, Mapperley, Nottinghamshire NG3 5AO

Guide Price £160,000 - £170,000

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NO UPWARD CHAIN...

Situated in a sought-after location with excellent access to local shops, amenities, and transport links, this ground floor apartment offers a fantastic opportunity for first-time buyers or investors alike. Being sold with no upward chain and benefitting from a share of the freehold, the property is ready to move into. On entering, you are welcomed into a spacious entrance hall which leads through to the inner hallway, complete with handy storage solutions. The apartment boasts a generous open-plan living and kitchen area, providing a bright and versatile space for both relaxing and entertaining. The accommodation also includes a well-proportioned double bedroom and a modern three-piece bathroom suite, with additional storage conveniently located off the landing. Externally, residents can enjoy maintained communal areas and the benefit of allocated parking, making this a practical and comfortable home in a popular and convenient setting.

MUST BE VIEWED











- Ground Floor Apartment
- One Bedroom
- Open Plan Living Kitchen
- Three-Piece Bathroom Suite
- Allocated Parking
- Communal Area
- Share Of Freehold
- Popular Location
- No Upward Chain
- Must Be Viewed







ACCOMMODATION

Entrance Hall

 $6^{*}7" \times 5^{*}8" (2.0 \text{lm} \times 1.73 \text{m})$

The entrance hall has tiled flooring, and a door providing access into the accommodation.

Inner Hall

 3^{9} " × 3^{3} " (1.15m × 1.01m)

The inner hall has tiled flooring, and an in-built cupboard.

Living/Kitchen Area

23*8" max x 17*9" into bay (7.2Im max x 5.4Im into bay) The living/kitchen area has fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, space and plumbing for a washing machine, an in-built cupboard, two radiators, tiled splashback, Herringbone style flooring, and sash windows.

Landing

 $6^{\circ}10'' \text{ max} \times 4^{\circ}7'' (2.09 \text{ max} \times 1.40 \text{ m})$

The landing has carpeted flooring, and in-built cupboards.

Bedroom

 11^{6} " max x 9^{11} " (3.51m max x 3.02m)

The bedroom has a UPVC double glazed window, an extractor fan, and carpeted flooring.

Bathroom

 $8^{\circ}0'' \times 7^{\circ}0''$ (2.44m × 2.13m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and shower screen, a chrome heated towel rail, a radiator, and tiled flooring.

OUTSIDE

To the outside are communal areas, and allocated parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

 $Septic \ Tank-No$

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and

Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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.

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:

Property Tenure is Leasehold - Share of Freehold

Service Charge in the year marketing commenced (£PA): £720,00 Property Tenure is Leasehold. Term: 999 years from 23rd

December 1987 Term remaining 961 years.

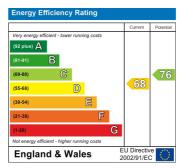
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

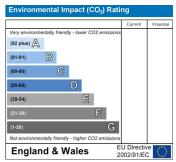
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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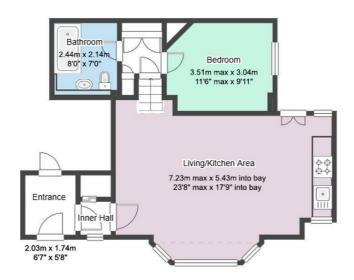
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport 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.









This floorplan is for illustrative purposes only.

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Purchasers must make their own investigations before entering any agreement.

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