



The Beaumont Hine Hall, Mapperley, NG3 5PE

Guide Price £45,000

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The Beaumont Hine Hall

Mapperley, NG3 5PE

- First floor apartment
- En-suite shower room
- Separate second toilet
- One bedroom
- Living kitchen
- Resident parking

**** For sale by online auction ** Pre-Auction offers considered ** Buyers Fee Applies ** Auction Pack Available On Request ** Auction Date - Wednesday 20th May * A one-bedroom first-floor apartment in the popular Hine Hall development, with remote security-gated residents' parking. The property has a living kitchen, single bedroom with an en-suite shower room, a hallway with a separate second toilet and electric heating.**

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Hallway

With a door from the communal landing, LED downlights, electric storage heater and doors to the bedroom, separate toilet and living kitchen.

Living Kitchen

Several wall and base units with worktops and an inset one-and-a-half bowl stainless steel sink unit and drainer. Integrated electric oven, four-ring ceramic hob with filter hood, integrated fridge and freezer, plumbing for a washing machine, tile effect floor covering and LED downlights. The living area has wood-style laminate flooring, marble fireplace and hearth with Adam-style surround, electric storage heater, LED downlights and UPVC double-glazed window.

Bedroom

With UPVC double-glazed windows electric storage heater, wood style laminate flooring, built-in wardrobe and door to the en-suite.

En-suite

With full aqua boarded walls, and gray herringbone wood effect floor covering, the suite consists of a shower cubicle with an electric shower, dual flush toilet, wash basin with vanity cupboard and a vanity light. Extractor fan and LED downlight.

Outside

The building stands in communal and maintained grounds with residents parking, accessed via remote electric gates.



Material Information

TENURE: Leasehold

LEASE DETAILS: 999 years from June 1998

GROUND RENT: £157.53pa - to be reviewed on: TBC

SERVICE CHARGE: £163.49pcm - to be reviewed on:

COUNCIL TAX: Nottingham City - Band A

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: Very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: n/a

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: n/k

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: Stair access from lower ground floor lobby.

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.

Auction Informtion

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**Reserve price - Most auctions will be subject to a reserve price, if this figure is







not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.





Approx Gross Internal Area
32 sq m / 343 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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** 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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