

7 Chestnut Grove, Mapperley Park, NG3 5AD

£120,000

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Marriotts



7 Chestnut Grove
Mapperley Park, NG3 5AD

- No Upward Chain!
- Quiet, established tree-lined residential road and within walking distance to Nottingham City Centre
- Bathroom with three-piece suite. Entrance hallway with generous storage cupboard
- Two bedroom duplex apartment in an attractive Victorian period conversion
- Good-sized lounge. Separate fitted kitchen with useful pantry
- One double bedroom and one single bedroom

A characterful two bedroom duplex apartment occupying part of an attractive Victorian period conversion on one of Mapperley Park's desirable tree-lined roads. Situated within the prestigious Mapperley Park Conservation Area, this spacious apartment offers accommodation arranged over two floors and presents an excellent opportunity for buyers looking to modernise and create a home to their own taste. Enjoying a peaceful residential setting just a short walk from Nottingham City Centre, with excellent transport links, local amenities and the open green spaces of Forest Recreation Ground nearby.





£120,000



Overview

Occupying part of an impressive Victorian residence on the highly desirable Chestnut Grove, this duplex apartment offers an exciting opportunity to acquire a property in one of Nottingham's most attractive and established residential locations.

Positioned along a quiet, tree-lined road within the sought-after Mapperley Park Conservation Area, the property enjoys a distinctive setting surrounded by impressive period architecture and mature greenery. Chestnut Grove forms part of Mapperley Park's rich Victorian heritage, an exclusive residential suburb originally developed for Nottingham's prosperous industrialists and professional families. Despite its peaceful surroundings, the apartment is conveniently located just a short walk from Nottingham City Centre, offering easy access to an extensive range of shops, restaurants, cafés, leisure facilities and entertainment venues. Regular bus services and everyday amenities are also close at hand, while the nearby Forest Recreation Ground provides an attractive open green space for walking, relaxation and outdoor activities.

The apartment is accessed at first-floor level, with accommodation arranged over two floors. The first level comprises an entrance hallway with a generous storage cupboard, a bathroom fitted with a three-piece suite, and a separate fitted kitchen benefiting from a useful pantry providing additional storage. A good-sized lounge completes this floor, offering a comfortable and versatile space for relaxing and entertaining. Stairs lead to the upper floor, which comprises of a double bedroom and a further single bedroom/study.

Whilst the property requires a programme of updating and modernisation, it offers fantastic potential for improvement, providing prospective purchasers with the opportunity to create a stylish and individual home tailored to their own requirements. Combining the charm of a period conversion with a highly desirable residential address, excellent access to the city centre and nearby green spaces, this apartment is an appealing proposition for first-time buyers, professionals and purchasers seeking a property with scope to add value.

Viewing is highly recommended to fully appreciate the location, character and potential this property has to offer!

Entrance hall

From the street there is a communal entrance door with secure post boxes either side, stairs raise to up to a landing which has a seated area next meter cupboards for all the apartments. A further stair case rises to the apartments front door. The inner hallway is carpeted, has an intercom phone entry system, radiator and a good sized storage cupboard which also houses the electric fuse box.

Bathroom

Fitted with a recessed bath with fully tiled surround, mixer taps and shower attachment, toilet, wash hand basin, radiator, vinyl floor and window.

Kitchen

The kitchen has lower fitted units, with worktop, tiled surround and open shelves units. There is a fitted breakfast bar, a tall cupboard housing the central heating boiler, radiator, front window and vinyl floor. There is an open door way into the shelved pantry which also has a window.

Lounge

Carpeted with radiator and front window

Landing

From the hallway carpeted stairs lead to the top floor where there is a small landing area, with Velux window

Bedroom 1

The master bedroom is carpeted, has a radiator, fitted cupboard and wardrobe space, and window. There is also direct access to the buildings loft space which is jointly owned with the other flats.

Bedroom 2/ study

Carpeted with radiator and Velux window (with restricted head room)

Material Information

TENURE: Leasehold- Share of freehold
LEASE DETAILS: Length term: 999 years From: 1984
GROUND RENT: £50 per annum - to be reviewed on: .....
SERVICE CHARGE: £50pcm - to be reviewed on: .....
COUNCIL TAX: Nottingham - Band B
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: Communal entrance hall and stairs
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None known
FLOOD RISK: Low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British gas
MAINS ELECTRICITY PROVIDER: E-on
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
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: First floor apartment accessed via stairs

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













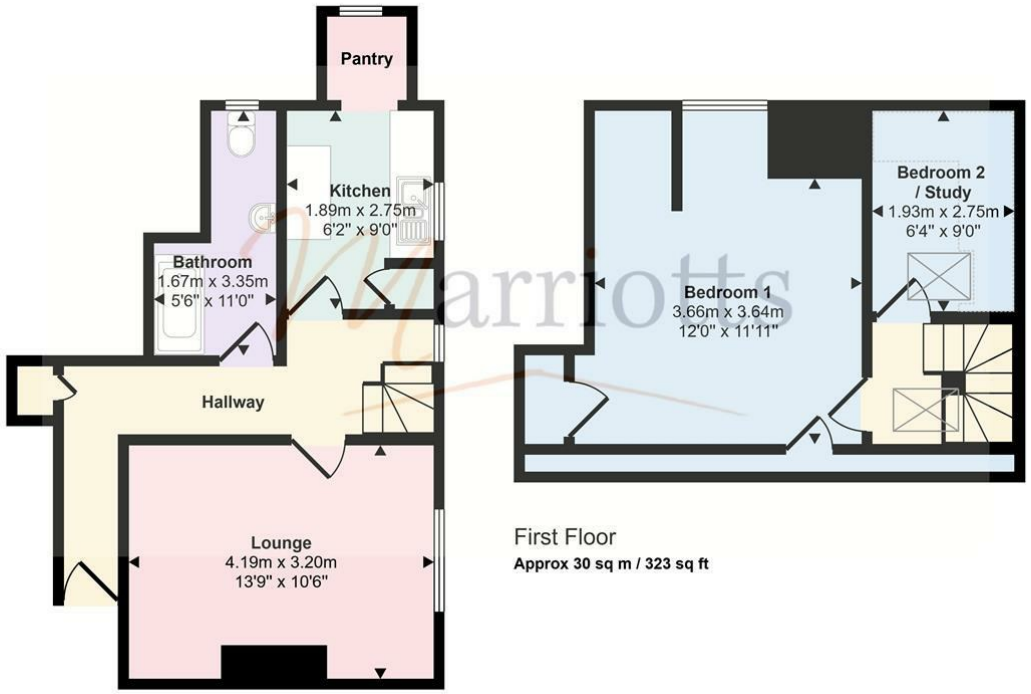
would need to obtain information from the council direct with regards to costs.

The lease information has been provided to 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



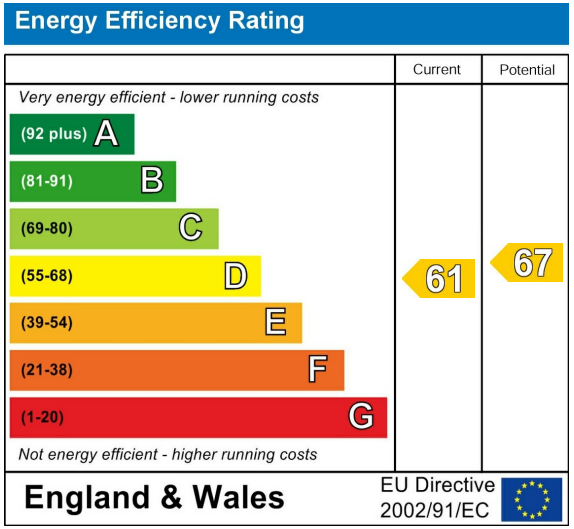
Ground Floor
Approx 34 sq m / 371 sq ft

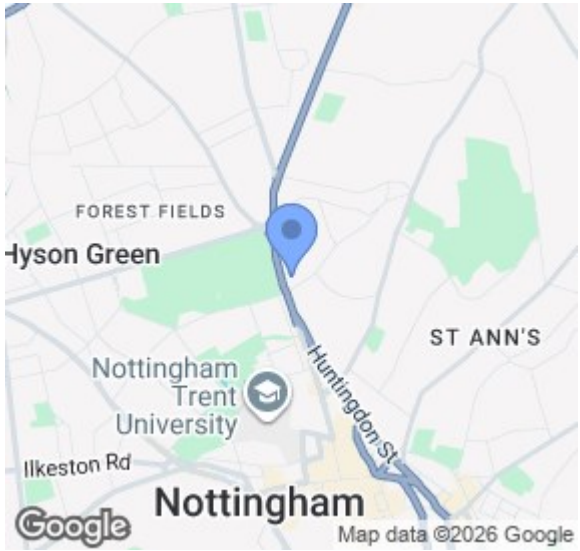
First Floor
Approx 30 sq m / 323 sq ft

Denotes head height below 1.5m

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.







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.
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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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