

The Dorchester, Hine Hall, Mapperley, Nottingham NG3 5PG



Auction Guide £100,000 Leasehold



For sale by MODERN AUCTION with NO UPWARD CHAIN is this stunning duplex apartment with a private roof terrace with incredible views over Nottingham.

This conversion of an iconic building in the Mapperley area of Nottingham has substantial communal gardens and ample parking in addition to allocated spaces behind secure gates. This apartment occupies the top two floors of one of the buildings and has access to two private roof terraces that have panoramic views over Nottingham. Call now to arrange a viewing and avoid disappointment!

This property comprises of:

Ground Floor

Lounge/Diner



Includes window to front elevation, window to side elevation, storage heater, door to kitchen, and spiral staircase to first floor landing.

Kitchen



Includes rolltop worktops, a range of wall and base units, double drainer sink with stainless steel tap, electric oven, electric hob, extractor fan, with space for washing machine and dryer and window to front elevation.

First Floor

Landing

Include door to bedroom one, bedroom, two, storage room, shower, room, and stairs to roof terrace.

Bedroom One



Includes window to front elevation, window, to side elevation, storage heater, and Door to ensuite.

En-suite



Includes bath with steel tap and shower, hose, connection, W. C, and pedestal sink.

Bedroom Two



Includes window to front elevation, and storage heater.

Shower Room



Includes W.C, sink, and enclosed shower cubicle.

Roof Terrace



Small private roof terrace with stunning views of Mapperley and Woodborough and plenty of green area surrounding the property.

External



There is ample parking to the front of the property and beautiful communal gardens surrounding with gated access.

Other Information

The property is a Leasehold tenure with a council tax band D and EPC rating E.

Viewings are strictly via Belvoir so please call today and arrange a viewing to avoid disappointment.

Leasehold Details

The leasehold details are as follows:

Lease Start Date: 10/07/1996

Lease End Date: 24/06/2987

Lease Term: 999 Years From 24 June 1988

Lease Term Remaining: 964 years

Ground Rent: £0 per annum

Service Charge: £2,787.20 per annum

NOTE All the measurements given in the details are approximate.

NOTE Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

NOTE Belvoir, for themselves and the Vendors of the property, whose Agents they are, give notice that:

1 - These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract.

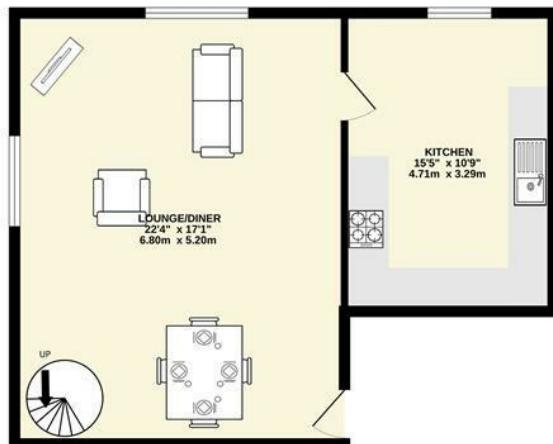
2 - No person in the employment of Belvoir has any authority to make or give any representation or warranty whatsoever in relation to the property.

PURCHASE PROCEDURE All negotiations are conducted through Belvoir. Please contact our Sales Office if you wish to purchase this property before applying for a

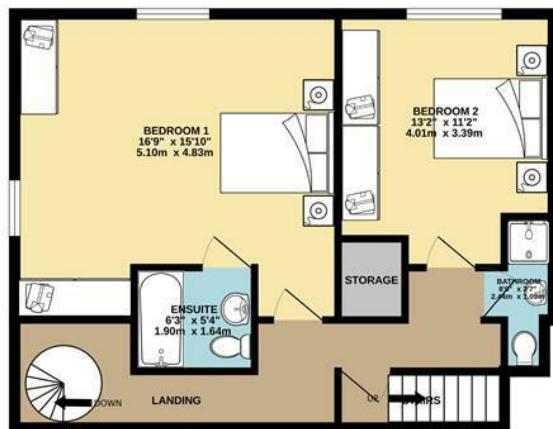
mortgage or contacting your solicitor, otherwise you may find that we have agreed a sale to another purchaser.

No responsibility can be accepted for any loss or expense incurred in viewing

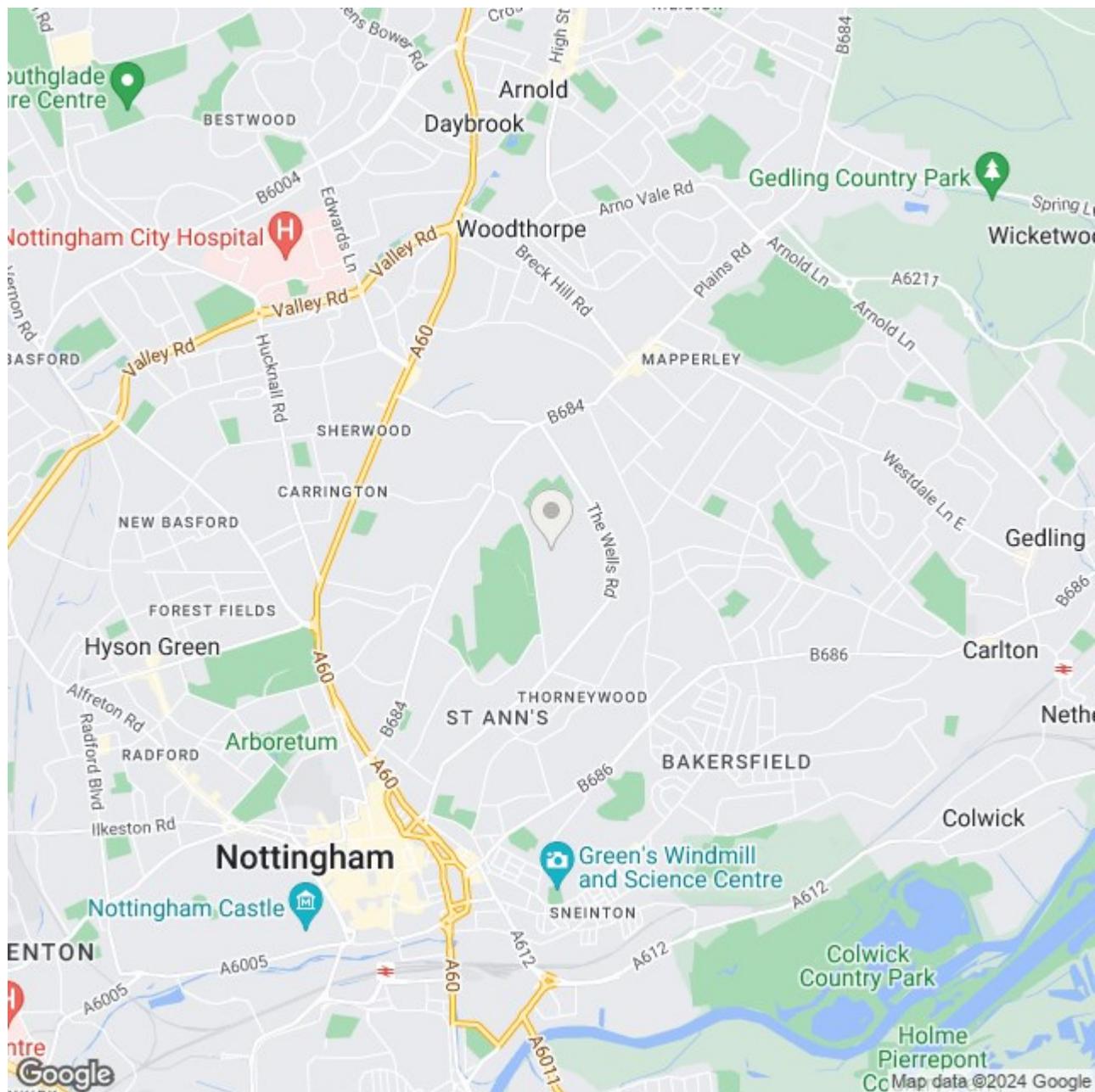
GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	