



## The Victor Hine Hall

Mapperley | NG3 5PN | Guide Price £120,000 - £130,000

ROYSTON  
& LUND

- Two Bedroom Ground Floor Apartment
- Space For Summer Seating To The Front Overlooking Treeline
- Three Piece Suite Bathroom
- Close By To Numerous Amenities
- EPC Rating - D
- Gated Estate With Ample Off Street Parking
- Open Plan Kitchen Diner And Living Room
- Integrated Kitchen Appliances
- Excellent Transport Links
- Leasehold - Council Tax Band - A





GUIDE PRICE £120,000 - £130,000

A well positioned ground floor apartment located in the Hine Hall estate in Mapperley. Situated a short drive from numerous amenities such as local shops. Not to mention having excellent transport links into the City Centre. This property would be a great fit for first time buyers, working professionals or a buy to let.



Interior accommodation comprises an open plan kitchen, living, dining room showcasing a front aspect bay window flooding the room with natural light. The kitchen area provides integrated appliances such as an oven, hob and extractor fan with more than enough room to add freestanding appliances. Both bedrooms are well proportioned doubles and share a tiled three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

The Hine Hall entrance is Gated and has plenty of off street parking via a communal car park.

Facing the property there is space for summer seating which overlooks a serene treeline.

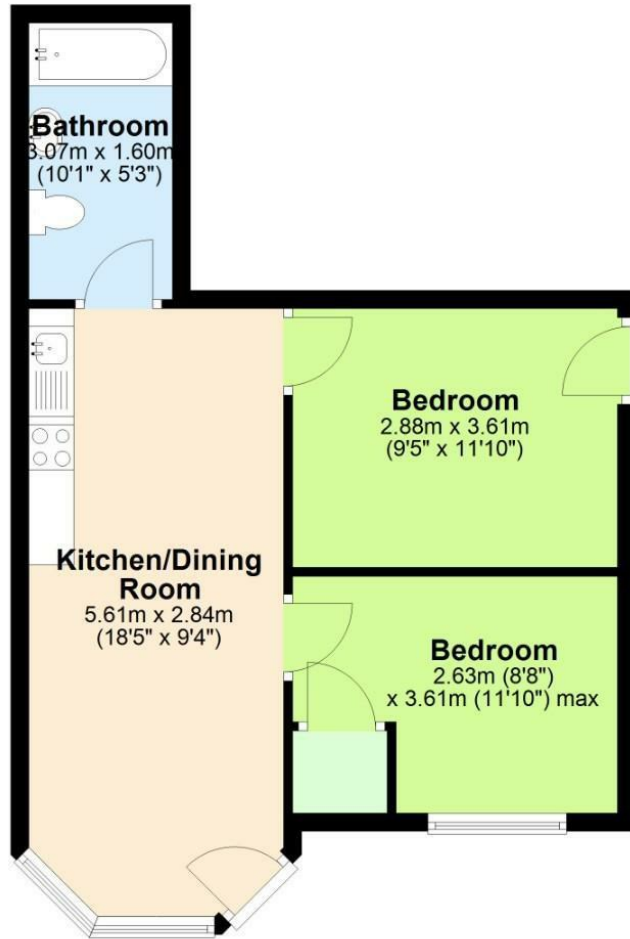
Length of Lease: 999 years

Years Left: 961

Annual Service Charge: £1776

## Ground Floor

Approx. 44.4 sq. metres (478.3 sq. feet)



Total area: approx. 44.4 sq. metres (478.3 sq. feet)



## EPC

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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