

Magdala Road,  
Mapperley Park,, Nottingham  
NG3 5DG

**£175,000 Leasehold -  
Share of Freehold**



**\*\* IMMACULATE FINISH \*\* MUST SEE \*\***

Robert Ellis Estate Agents are delighted to bring to the market this RENOVATED ONE-BEDROOM TOP-FLOOR FLAT SET WITHIN A CONVERTED VICTORIAN PERIOD BUILDING. LOCATED IN MAPPERLEY PARK, NOTTINGHAM. Ideally situated in a quiet, tree-lined conservation area.

Located in the ever-popular Mapperley Park, convenient for quick access to Nottingham city centre via the bus and tram network and the increasingly popular Sherwood shopping area. Also, it provides easy access to an array of facilities including Nottingham City Hospital, QMC, Universities, and M1.

Many excellent local amenities are located on hand as well as bars and restaurants. The property combines both traditional features with modern twists throughout, allowing prospective buyers to move in with ease and enjoy the home.

Upon entry, you are welcomed into the communal entrance hallway leading to the front entrance door. This leads to the inner entrance Hallway, Modern refitted four-piece suite bathroom, Open plan Living/Dining Kitchen Study reception Hall, Inner Hallway with storage cupboard, and access to loft space and Bedroom.

The property has communal gardens to the front and rear elevation with ample communal parking. Ideal for a FTB or investor. Selling with a share of the FREEHOLD.

A viewing is HIGHLY RECOMMENDED to appreciate the QUALITY, SIZE, and LOCATION of this FANTASTIC OPPORTUNITY- Contact the office on 0115 648 5485 to arrange your viewing now! NO UPWARD CHAIN.



### Communal Entrance Hallway

Secure access. Staircase leading to front entrance door.

### Entrance Hallway

7'06 × 4'04 approx (2.29m × 1.32m approx)

Original strip wood flooring. Recessed ceiling spotlights. Feature column radiator. Panelled door leading into:

### Family Bathroom

10'07 × 6'09 approx (3.23m × 2.06m approx)

Velux style window. Modern 4 piece suite comprising claw foot freestanding bath with shower attachment, walk-in shower enclosure featuring rainwater showerhead attachment wall hung vanity wash hand basin, low level flush W/C. Part panelling to walls. Feature tiling to the floor. Wall light point. Recessed ceiling spotlights. Column radiator.

### Kitchen / Diner

18'1 × 14' max approx (5.51m × 4.27m max approx)

This bright and open plan living kitchen benefits from having a range of matching wall and base units incorporating wooden work surface above. 4 ring stainless steel gas hob with integrated oven below. Glass feature extractor hood unit. Stainless sink with swan neck mixer tap above. Integrated dishwasher. Integrated washing machine. Ample storage cabinets. Space and point for freestanding fridge freezer. Cooper pendant ceiling lights. Recessed ceiling spotlights. Original strip wood flooring. Column radiator. Velux window to the side elevation. Feature semi circular slash window to the side elevation overlooking communal gardens.

### Study / Dressing Room

8'9 × 8'10 approx (2.67m × 2.69m approx)

This additional reception hallway offers a number of potential uses, such as a home office, subject to the buyers needs and requirements. Roof lantern. Strip wood flooring. Recessed ceiling spotlights. Column radiator. Archway leading to Lobby

### Hallway

9'1 × 3'a approx (2.77m × 0.91m approx)

Wall light points. Built-in storage cupboard with shelving for additional storage space. Loft access hatch. Panelled door leading into:



### Bedroom

14'03 × 9'10 approx (4.34m × 3.00m approx)

Original slash windows to the rear elevation. Strip wood flooring. Feature door. Column radiator. Recessed ceiling spotlights.

### Attic

18'5 × 9'07 approx (5.61m × 2.92m approx)

This L-Shaped attic space has extra potential to further develop subject to the buyers needs, relevant building regulation and planning permission approval and approvals from the freeholders. Housing the gas central heating combination boiler. Ceiling light point

### Outside of Property

The property sits on a good sized plot offering communal gardens and parking.

### Council Tax

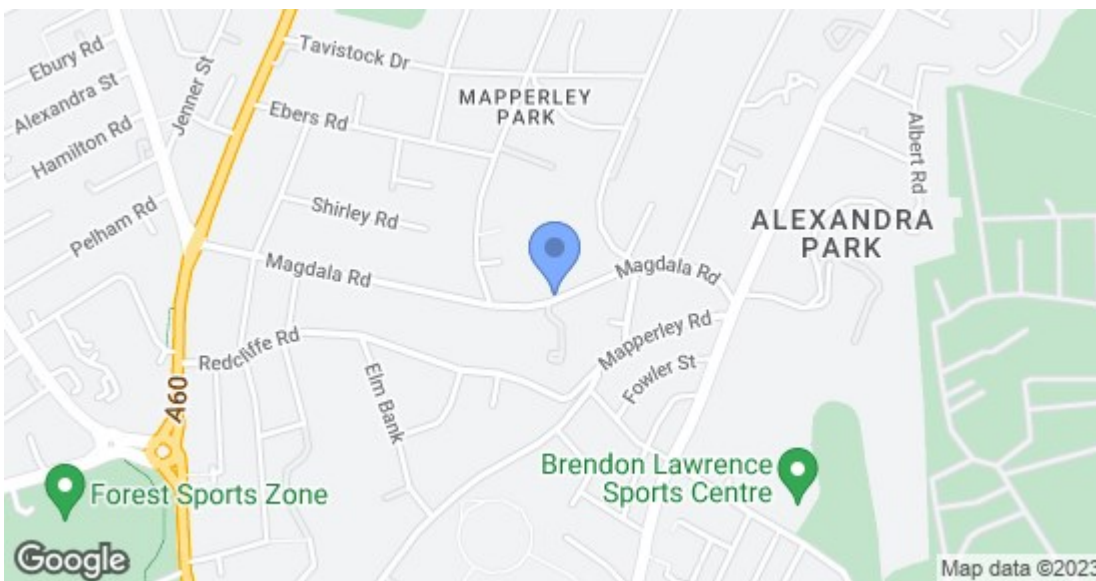
Local Authority: Nottingham

Council Tax Band: A

### Agents Note

199 Years Lease From 25 March 1989





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.