



**Woodborough Road
Mapperley, Nottingham NG3 5GJ**

**A TWO BEDROOM FIRST FLOOR MODERN
APARTMENT**

Guide Price £195,000 Leasehold



A beautifully presented two double bedroom first floor apartment, situated within this modern and popular development offering easy access to a wide range of shops, amenities, schools and excellent transport links into Nottingham City Centre.

The apartment offers bright and spacious accommodation throughout, with an open plan living/dining kitchen fitted with a range of contemporary units and integrated appliances. There are two generous double bedrooms and a stylish three-piece bathroom suite, with the layout thoughtfully designed to offer both comfort and practicality.

The development itself benefits from a secure entry system, CCTV throughout, and each apartment is fitted with its own security alarm, offering peace of mind to residents. Outside, the property is set within well-maintained communal grounds and is conveniently positioned for local shops, restaurants and transport links.

Porchester Junior School and The Wells Academy are both within approximately one mile of the property, alongside healthcare facilities such as Plains View Surgery and Mapperley Dental Care. Outdoor spaces including Coppice Park and Elliott Durham Nature Area are also close by, perfect for leisure and recreation.

This property is ideal for first-time buyers, young professionals or investors looking for a well-located, modern home close to the City Centre. An internal viewing comes highly recommended to fully appreciate the accommodation on offer.



Entrance Hallway

10'7 x 9' approx (3.23m x 2.74m approx)

Modern front entrance door leading into the entrance hallway comprising wall mounted electrical heater, internal telecom entry communal system, recessed spotlights to the ceiling, LVT flooring, panelled doors leading off too:

Airing Cupboard

Housing hot water cylinder, space and plumbing for washing machine, allowing additional space for storage, electrical meter point.

Family Bathroom

7'2 x 6'03 approx (2.18m x 1.91m approx)

Modern white three piece suite comprising panelled bath with mains fed shower over, semi-recessed vanity wash hand basin with storage cupboards below, low level flush WC, recessed spotlights to the ceiling, large format tiling to the floor, tiling to the walls, extractor fan.

Bedroom One

8'10 x 15'11 approx (2.69m x 4.85m approx)

UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, wall mounted electric heater, luxury vinyl tile flooring, air vent.

Bedroom Two

11'09 x 7'08 approx (3.58m x 2.34m approx)

UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, wall mounted electric heater, luxury vinyl tile flooring, air vent.

Open Plan Lounge Diner

11'09 x 22'09 approx (3.58m x 6.93m approx)

This open plan lounge diner benefits from having a UPVC double glazed window to the front elevation, wall mounted electric heaters, recessed spotlights to the ceiling, luxury vinyl tiled flooring, ample space for both living and dining seating areas.

Kitchen area comprises a range of contemporary wall and base units incorporating quartz work surface above, four ring hob with stainless steel extractor hood above and integrated oven, undercounter sink with swan neck mixer tap above, space and point for freestanding fridge freezer,

space and plumbing for dishwasher, space and point for additional fridge, ample space for dining table with seating area providing views to the front elevation, vents to the ceiling.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Electric

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

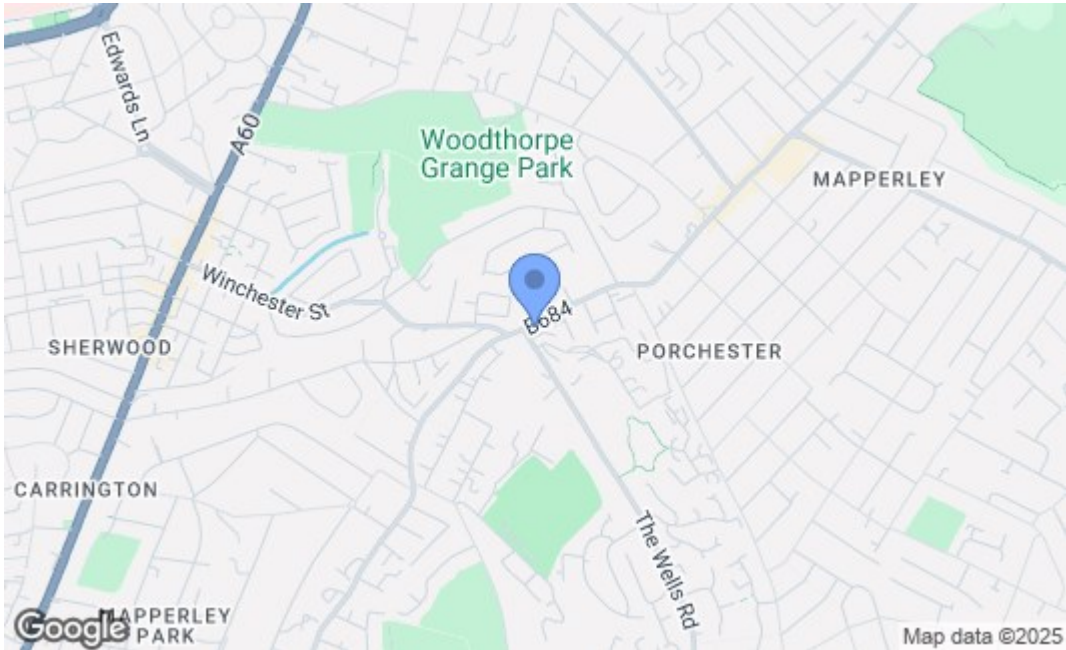
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 (CO ₂) 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		

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.