

# HoldenCopley

PREPARE TO BE MOVED

Private Road, Mapperley, Nottinghamshire NG3 5FQ

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£1,100 PCM

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## LOCATION LOCATION LOCATION...

This two-bedroom, two-storey apartment is now available in the highly sought-after Mapperley Park area. Ideal for couples or working professionals, the property features modern, neutral interiors and is conveniently located near shops, eateries, and transport links to the City Centre. Upon entering, you'll find a welcoming entrance hall that leads to a spacious, open-plan living area, complete with French doors opening onto a Juliet balcony and a well-equipped kitchen. The apartment includes two generous bedrooms, with the master bedroom featuring an en-suite, and a separate three-piece bathroom suite. The second floor offers a mezzanine level, providing ample storage space. Additionally, an allocated parking space ensures off-street parking.

MUST BE VIEWED





- First Floor Apartment With A Mezzanine
- Two Bedrooms
- Open Plan Living Area
- Fitted Kitchen Area
- En-Suite & Three Piece Bathroom Suite
- Ample Storage Space
- Allocated Parking Space Providing Off Street Parking
- Close To Local Amenities
- Sought After Location
- 360 Virtual Tour Available





## GROUND FLOOR

### Entrance Hall

4'0" x 3'10" (max) (1.24m x 1.19m (max))

The entrance hall has carpeted flooring, and a UPVC door providing access into the accommodation.

## FIRST FLOOR

### Landing

15'3" x 13'10" (max) (4.66m x 4.22m (max))

The landing has two UPVC double glazed windows, a radiator, a wall-mounted telecom, and carpeted flooring.

### Open plan living (including Kitchen)

31'9" x 15'5" (max) (9.68m x 4.72m (max))

The open-plan living and kitchen area, has UPVC double glazed windows, a radiator, a TV point, space for a dining table, a spiral staircase, and wood-effect flooring.

The kitchen area has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, ceramic hob and an extractor fan, a radiator, recessed spotlights, tiled splashback, tiled flooring, and UPVC double glazed windows.

### Bedroom One

17'9" x 11'10" (max) (5.43m x 3.61m (max))

The first bedroom has double French doors with a Juliet Balcony, two radiators, carpeted flooring, and access into the en-suite.

### En-Suite

5'8" x 5'4" (1.75m x 1.64m )

The en-suite has a UPVC double glazed obscure window, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a shaver point, a chrome heated towel rail, partially tiled walls, and tiled flooring.

### Bedroom Two

13'10" x 8'2" (4.22m x 2.51m )

The second bedroom has a UPVC double glazed window, a radiator, and carpeted flooring.

### Bathroom

7'9" x 5'8" (2.38m x 1.74m )

The bathroom has a low level flush W/C, a pedestal wash basin, panelled bath with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring.

## SECOND FLOOR

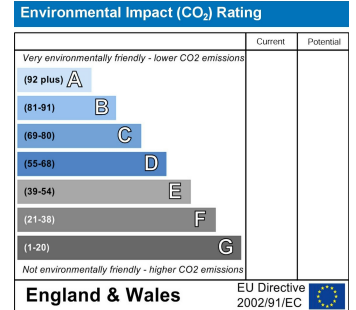
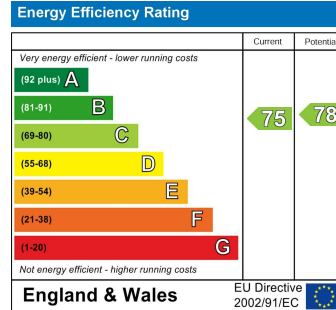
## mezzanine

15'6" x 13'8" (max) (4.74m x 4.18m (max))

The mezzanine has a decorative window, ample storage space, and carpeted flooring.

## OUTSIDE

To the outside is allocated parking.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**01158228800**

4 Croft Road, Arnold, Nottingham, NG5 7DX

[lettings@holdencopley.co.uk](mailto:lettings@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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