

# HoldenCopley

PREPARE TO BE MOVED

Black Swan Close, Woodthorpe, Nottinghamshire NG5 3JG

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£795 PCM

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## LOCATION LOCATION LOCATION

This well presented two bedroom second floor apartment sits within a popular development in the sought after location of Woodthorpe within walking distance to Sherwood's vibrant shops and cafes, plus close-by Tesco and Jayplex Pharmacy. It also benefits from excellent transport links to and from the City and easy access to the City Hospital and ring road. The accommodation comprises of an inviting entrance hall, two well proportioned bedrooms, a large lounge / diner as well as a separate kitchen host to a range of integrated and freestanding appliances serviced by a modern three piece shower suite. This property is coming to the market un-furnished and is ready for immediate occupancy.

AVAILABLE NOW!

\*PLEASE NOTE ALL WHITE GOODS WILL REMAIN IN THE PROPERTY\*





- Second Floor Apartment
- Two Bedrooms
- Fitted Kitchen
- Spacious Lounge/Diner With Feature Fireplace
- Un-furnished
- Three Piece Shower Suite
- Off-Street Parking Available
- Popular Location
- Available Now









## ACCOMMODATION

### Entrance Hall

14'10" max x 6'0" (4.54m max x 1.85m)

The entrance hall has carpeted flooring, a wall mounted heater, a built in storage cupboard and provides access into the accommodation

### Living/Diner

14'6" max x 12'11" (4.42m max x 3.95m)

The lounge / diner has carpeted flooring, a feature fireplace with surround, a wall mounted heater, a dado rail, electrical points, a TV point, wall mounted lights and a window

### Kitchen

8'9" max x 7'10" (2.67m max x 2.39m)

The kitchen has a range of fitted base and wall units with rolled edge work surfaces, an integrated oven, electric hob and extractor fan, partially tiled walls, a washing machine, dishwasher, freestanding fridge freezer, a wall mounted fan heater, a stainless steel sink with drainer and mixer taps, a Velux window and tile effect flooring

### Master Bedroom

12'11" max x 10'4" (3.96m max x 3.15m)

The main bedroom has carpeted flooring, a wall mounted heater and a window

### Bedroom Two

9'0" max x 8'11" (2.76m max x 2.72m)

The second bedroom has carpeted flooring, a wall mounted heater and a window

### Shower Room

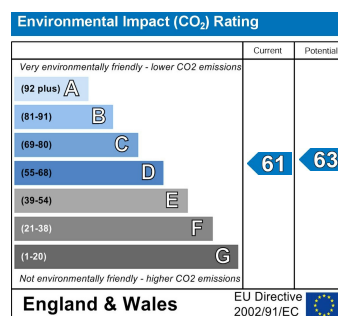
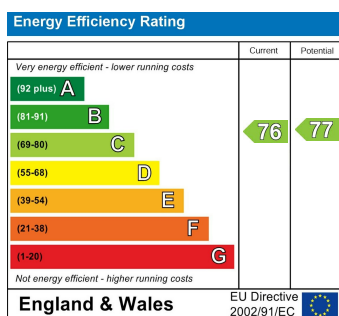
6'4" x 6'2" (1.95m x 1.89m)

The shower room has a low level flush W/C, a pedestal wash basin with taps, a shower enclosure with a wall mounted shower, a wall mounted fan heater, a window and wood effect flooring

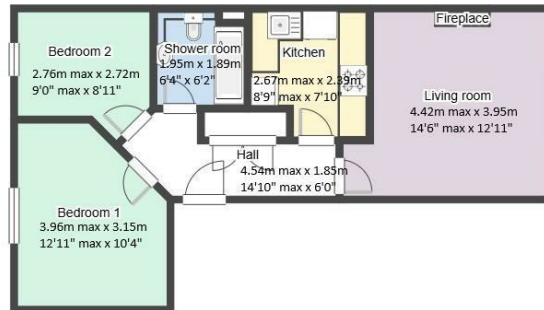
## OUTSIDE

### FRONT

To the front of the property there is availability for off-street 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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