

# HoldenCopley

PREPARE TO BE MOVED

Mapperley Road, Mapperley Park, Nottingham NG3 5BJ

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£895 PCM



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## LOCATION, LOCATION LOCATION...

Coming to the market is this well-presented, part-furnished two-bedroom ground floor maisonette, ideally suited for couples or working professionals. Situated in the highly sought-after area of Mapperley Park—one of Nottingham's most prestigious residential locations—this property offers the charm and elegance of a historic neighbourhood, known for its stunning Victorian and Edwardian architecture and tree-lined avenues, all just north of the city centre. Internally, the apartment features an entrance hall, a separate hallway, a fitted kitchen with both integrated and freestanding appliances (plus space for additional appliances), a spacious living room and two generously sized bedrooms. The bedrooms are serviced by a well-appointed three-piece bathroom suite. The property is available for immediate occupancy. For more information or to arrange a viewing, please get in touch today.

AVAILABLE NOW!







- Ground Floor Maisonette
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Part-Furnished
- Off-Street Parking Available & Garage
- Popular Location
- 360 Virtual Tour











ACCOMMODATION

Entrance Hall

3\*9" x 11\*4" (1.16m x 3.46m)

The entrance hall has carpeted flooring, in-built storage cupboard, smoke alarm and a single door providing access into the accommodation

Hall

7\*2" x 3\*8" (2.19m x 1.14m)

The hallway has carpeted flooring and a radiator

Living Room

18\*8" x 10\*4" (5.69m x 3.16m)

The living room has carpeted flooring, coving to the ceiling, beading to walls, dining table and chairs, two sofas, a range of side tables, TV stand and TV, freestanding lamp and a UPVC double glazed window

Kitchen

11\*3" x 9\*3" (3.44m x 2.84m)

The kitchen has tiled flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, breakfast bar area, integrated oven with gas hobs and an extractor unit, undercounter fridge, freestanding dishwasher, sink and a half with a drainer with mixer taps, wall mounted boiler and a range of UPVC double glazed windows

Master Bedroom

10\*4" x 13\*6" (3.16m x 4.13m)

The main bedroom has carpeted flooring, freestanding wardrobes, dressing table with chair, double bed, bedside table, radiator and a UPVC double glazed window

Bedroom Two

11\*5" x 7\*7" (3.48m x 2.33m)

The second bedroom has carpeted flooring, single bed, bedside table, radiator and a UPVC double glazed window

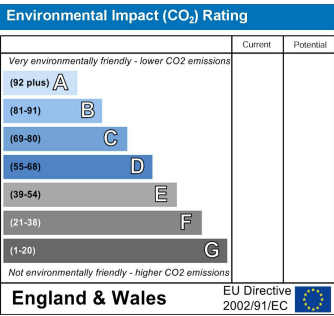
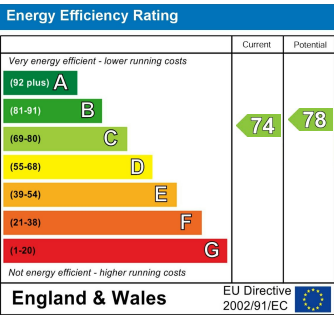
Bathroom

7\*1" x 6\*8" (2.18m x 2.04m)

The bathroom has wood effect vinyl flooring, partially tiled walls, coving to the ceiling, pedestal washbasin with taps, low level dual flush WC, panelled bath with taps, wall mounted electric shower and a shower screen, radiator, extractor fan and a UPVC double glazed obscure window

OUTSIDE

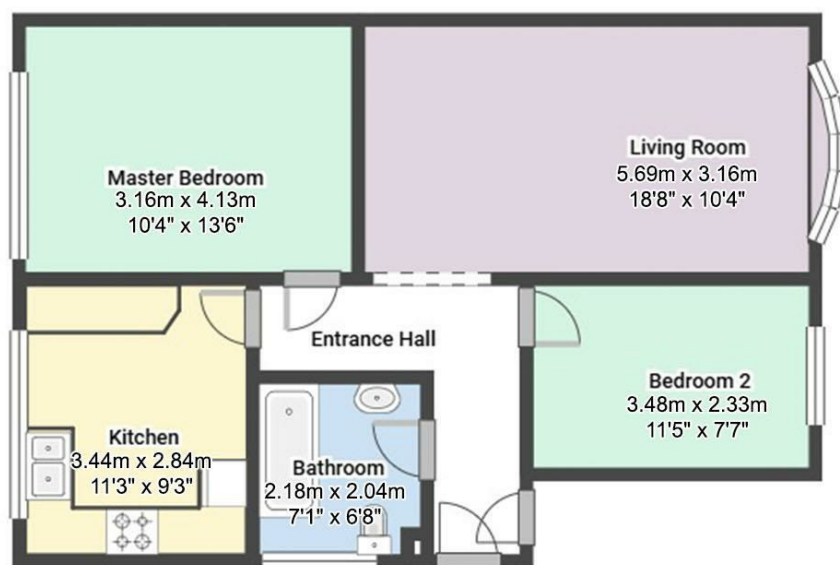
Outside to the front is communal gardens and a pathway leading to the accommodation and to the rear is access to a garage with off street parking available





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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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