

# HoldenCopley

PREPARE TO BE MOVED

Aeneas Court,, Mapperley Park, Nottingham NG5 2BZ

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£895 PCM



## APARTMENT LIVING...

This well-presented second-floor apartment offers spacious, unfurnished accommodation ideal for couples or working professionals. Situated in the highly sought-after Mapperley Park area, it benefits from easy access to local shops, eateries, and excellent transport links to Nottingham City Centre. The property features an entrance area leading to a hallway, a large open-plan living and dining room with access to a private balcony, and a modern kitchen with both integrated and freestanding appliances. There are two generously sized bedrooms, ample built-in storage throughout and a stylish three-piece bathroom suite. Additional perks include off-street permitted parking and access to communal gardens. This property is available for immediate occupancy, get in contact to arrange a viewing.

AVAILABLE NOW!





- Second Floor Apartment With Lift Access
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Dining Room
- Three Piece Bathroom Suite
- Ample In-Built Storage Throughout
- Balcony Access
- Off-Street Permitted Parking Available
- 360 Virtual Tour

ACCOMMODATION

Entrance

3'1" x 2'10" (0.96m x 0.88m)  
The entrance has coving the ceiling, in-built storage cupboard and a single door providing access into the accommodation

Hall

13'5" max x 5'7" (4.09m max x 1.71m)  
The hall has wood effect laminate flooring, coving to the ceiling and a range of in-built storage cupboards

Kitchen

11'3" x 6'11" (3.45m x 2.13m)  
The kitchen has tiled flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink and a half with a drainer and mixer taps, integrated oven with electric hobs and an over hood extractor fan, freestanding washing machine and a UPVC double glazed window

Living Room

15'10" x 13'1" (4.83m x 4.01m)  
The living room has wood effect laminate flooring, wall mounted heater, coving the ceiling, sliding internal doors leading to the dining room and a UPVC double glazed window

Dining Room

11'0" x 7'4" (3.37m x 2.25m)  
The dining room has wood effect laminate flooring, a range of double glazed windows and a single door providing access to the balcony

Bathroom

11'2" max x 5'6" (3.42m max x 1.69m)  
The bathroom has tiled flooring, fully tiled walls, coving to the ceiling, pedestal washbasin with taps, low level dual flush WC, panelled bath with mixer taps, wall mounted electric shower and a bi-folding shower screen and a double glazed obscure window

Master Bedroom

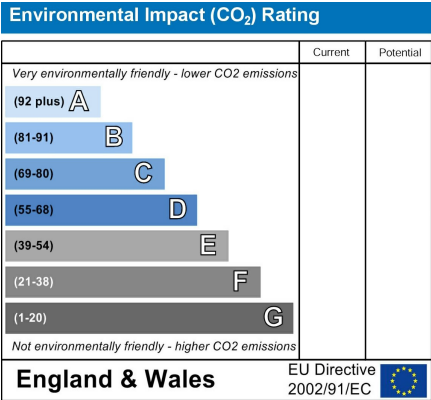
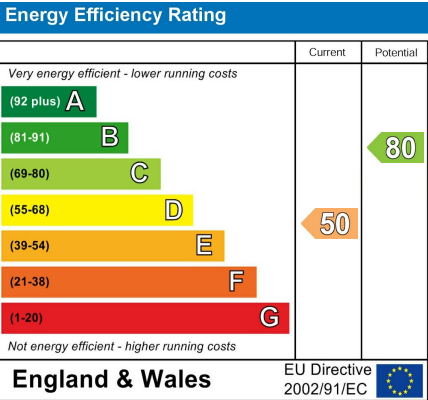
11'11" x 11'4" (3.65m x 3.47m)  
The main bedroom has wood effect laminate flooring, coving to the ceiling, wall mounted electric heater and a UPVC double glazed window

Bedroom Two

12'0" x 9'5" (3.67m x 2.88m)  
The second bedroom has wood effect laminate flooring, coving to the ceiling, wall mounted electric heater & a UPVC double glazed window

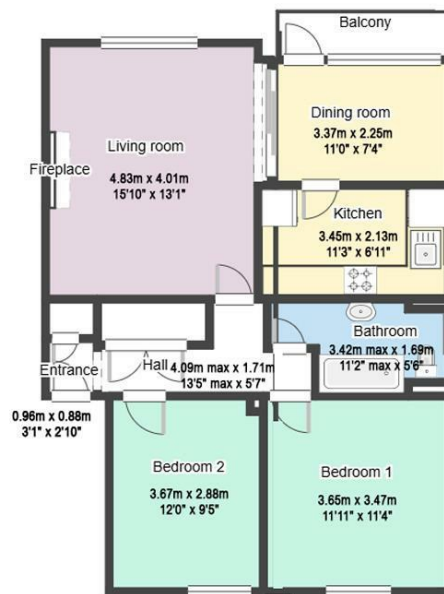
OUTSIDE

Outside there is off-street permitted parking available with access to communal gardens



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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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