

HoldenCopley

PREPARE TO BE MOVED

Woodthorpe Mews, Woodthorpe, Nottinghamshire NG5 4AT

£825 PCM

LOCATION LOCATION LOCATION!

This modern ground floor apartment is situated in a sought after location with great access to Nottingham City Hospital and public transport making the perfect property for any couples or work professionals. The apartment has a light, open plan lounge/kitchen/diner with modern fitted kitchen benefitting from integrated appliances and access to a private court yard. There are also two good sized bedrooms and a three piece modern bathroom suite. This property also benefits from gated allocated parking.

AVAILABLE NOW!



**Due to high demand on this property,
we are no longer accepting viewings.**
Please visit our website for more available properties.



- Ground Floor Apartment
- Open Plan Lounge Kitchen/Diner
- Two Bedrooms
- Modern Three Piece Bathroom Suite
- Private Court Yard Garden
- Neutral Decor Throughout
- Gated Allocated Parking
- Sought After Location
- 360 Virtual Tour

ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, radiator, thermostat and single door providing access into the accommodation

Living/Kitchen

14'11" x 19'11" max (4.56m x 6.09m max)

The living room has carpeted flooring, telecom, two radiators and UPVC double glazed French doors providing outside to the front elevation with a private fenced outside sitting space

The kitchen area has tiled flooring, a range of fitted wall and base units with fitted worksurfaces, integrated oven with gas hobs, stainless steel splashback and extractor fan, integrated microwave, stainless steel sink and a half with a drainer and mixer taps and a smoke alarm

Master Bedroom

10'11" x 9'4" max (3.33m x 2.86m max)

The main bedroom has carpeted flooring, radiator, in-built double wardrobe, TV point and a UPVC double glazed window

Bedroom Two

10'11" x 6'5" (3.34m x 1.97m)

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


Bathroom


8'7" x 6'7" (2.63m x 2.03m)

The bathroom has tiled flooring, partially tiled walls, shaving point, pedestal washbasin with taps, recessed ceiling spotlights, towel rail, low level flush WC, panelled bath with taps, a wall mounted mains fed shower and a shower screen and an extractor fan

OUTSIDE

Outside there is an allocated parking space providing off street parking and communal gardens

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 77 | 78 |
| England & Wales <small>EU Directive 2002/91/EC</small>  | | |

| 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 <small>EU Directive 2002/91/EC</small>  | | |



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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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