



## The Marlborough, Apartment 1 Cranmer Street, Nottingham, NG3 4GJ

Asking Price £200,000

- Beautifully Presented Duplex Apartment with Gated, Award Winning Development
- Balcony and W.C
- Modern Family Bathroom
- Share of Freehold
- Large Open Plan Lounge/Kitchen/Diner
- Two Double Bedrooms
- One Allocated Parking Space

# Apartment 1 Cranmer Street, Nottingham NG3 4GJ

DMW Property Services are delighted to offer to the market a Duplex Apartment in The Marlborough, which is a contemporary award winning gated development situated in Mapperley Park.

The spacious Open Plan Lounge/Diner benefits from large floor to ceiling windows and a south facing balcony. There is also a Kitchen and W.C to the first floor. To the lower level there are two double bedrooms and a modern high spec Bathroom. Secure parking space. Lift Access. Shared of Freehold.



Council Tax Band: C



#### Communal Entrance Hall

Stairs and lift access to all floors.

#### First Floor Entrance Hall

Doors to the Lounge and W.C. Store cupboard.

#### W.C

Wall mounted sink unit. Hidden cistern toilet.

Extractor. Spotlights to the ceiling.

#### Lounge/Diner

17'6 x 21'6

Wood veneer flooring. Floor to ceiling windows.

Electric radiators. Windows to the side elevation.

Patio doors opening onto balcony. Opens into the Kitchen. Stairs to the ground floor. Spotlights to the ceiling.

#### Kitchen

10'1 x 12'0

Black granite work surfaces with inset sink unit and electric hob. Extractor hood. Electric oven and microwave. Spotlights to the ceiling. Wood veneer flooring.

#### Ground Floor Hallway

Doors to both Bedrooms and the Bathroom.

#### Bedroom

17'7 x 11'5

Two windows. Built in wardrobes. Spotlights to the ceiling. Radiator.

#### Bedroom

11'7 x 9'5

Radiator. Window to the side elevation. Built in wardrobes.

#### Bathroom

7'1 x 5'6

Panelled bath with mains water shower over. Wall mounted wash hand basin. Hidden cistern toilet. Spotlights to the ceiling. Window to the side elevation.

#### Exterior

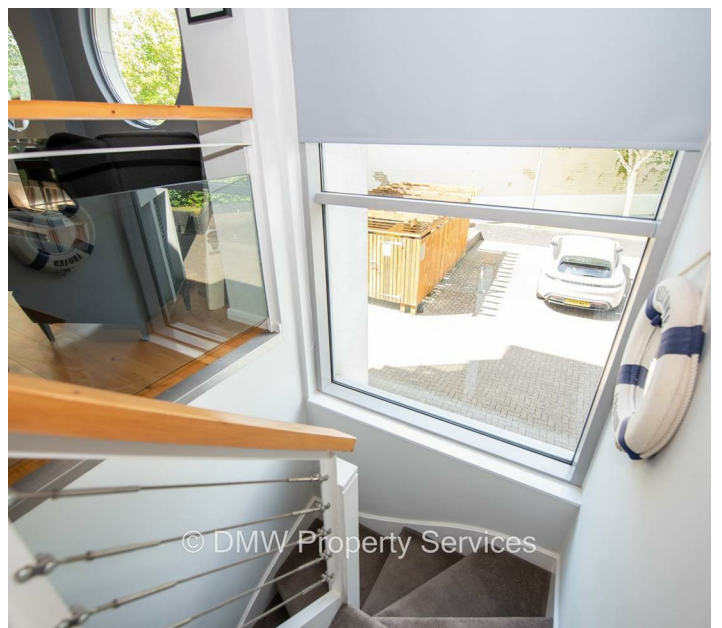
Gated car park with visitor spaces and access to covered parking.



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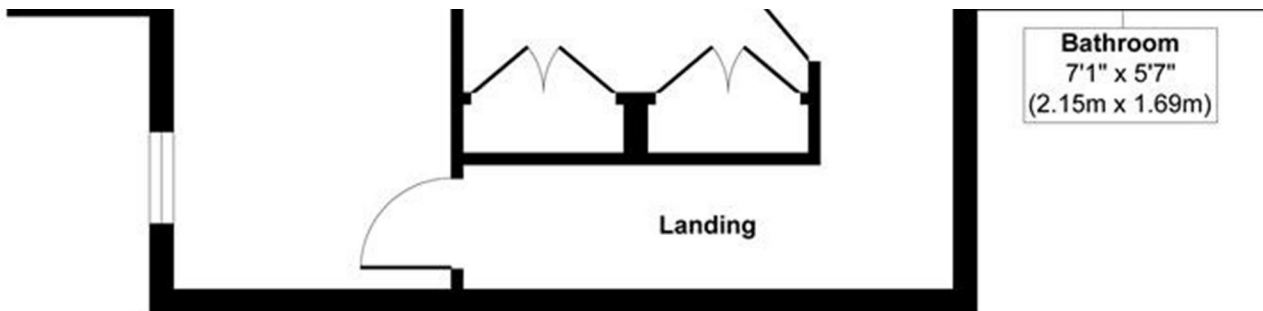
## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

C

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



**Ground Floor**  
Approximate Floor Area  
455 sq. ft  
(42.30 sq. m)

