



9 The Marlborough Cranmer Street, Nottingham, NG3 4GJ

Price Guide £180,000

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- Contemporary Award Winning Gated Development in Mapperley Park
- Allocated Parking Space
- Great Views
- Spacious Top Floor Apartment
- Large Open Plan Lounge/Diner
- Balcony

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Guide Price £180,000 - £195,000 - Spacious and Well Presented Penthouse Apartment situated in this contemporary award winning gated development situated in Mapperley Park. Large Open Plan Lounge/Diner with Balcony Off. Two Bedrooms. Covered Parking.



Council Tax Band:



Entrance Hall Area

Opens into the Lounge/Diner.

Lounge/Diner/Kitchen

26'5 max x 22'0 max

Windows to the side elevation. Built in storage cupboards. Door to the inner hallway. Doors to the balcony. Kitchen area comprising; Black granite work surfaces with inset sink unit and electric hob. Extractor hood. Electric oven and microwave. Spotlights to the ceiling. Wood veneer flooring.

Balcony

With great views.

Inner Hallway

Doors to the bathroom and both bedrooms.

Bathroom

Panelled bath with mains shower over. Wall mounted wash hand basin. Hidden cistern toilet. Extractor. Spotlights to the ceiling.

Master Bedroom

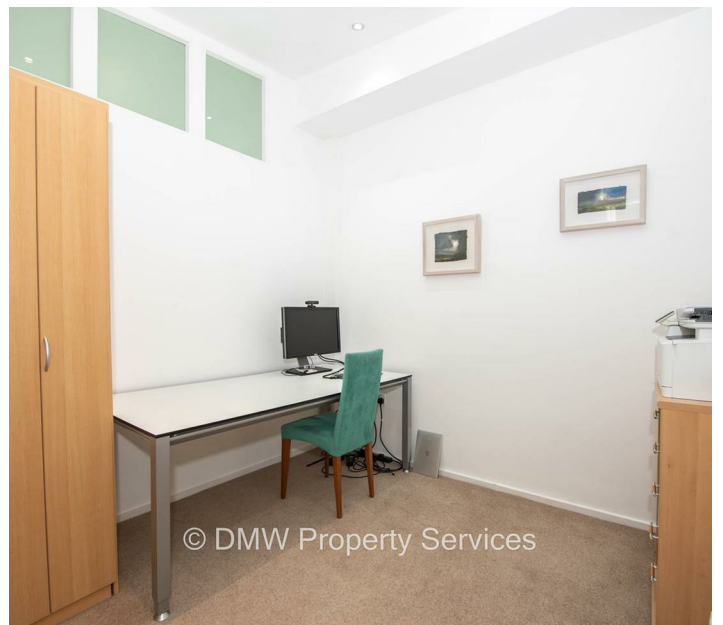
12'10 x 11'10

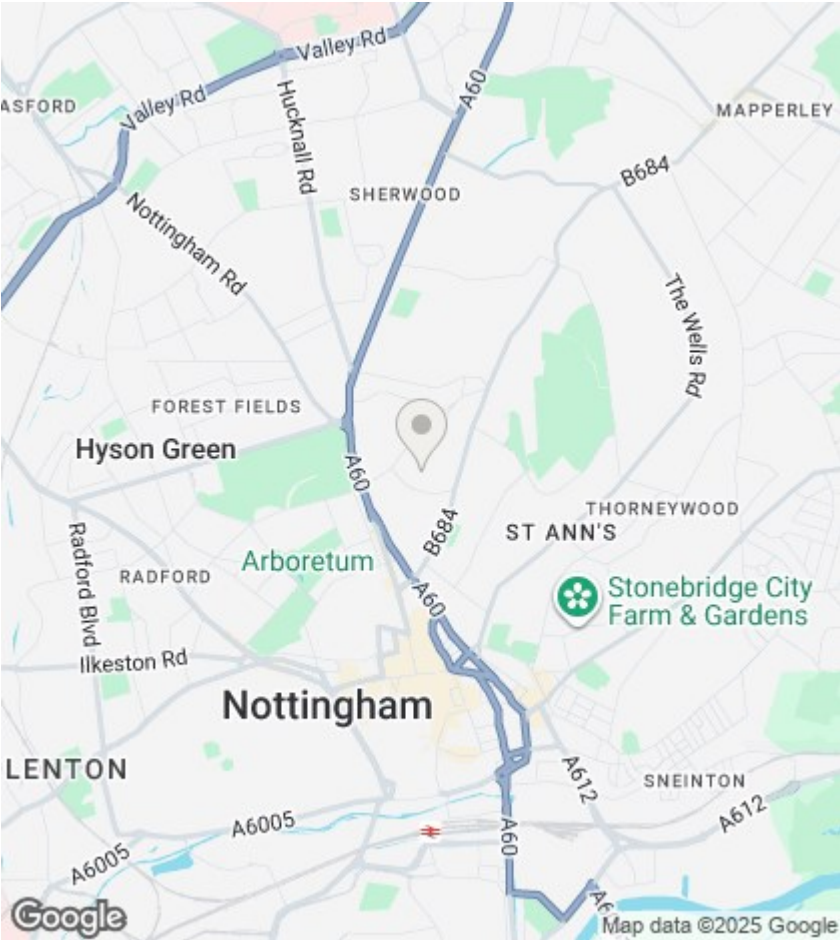
Porthole window. Further window to the rear.

Bedroom Two

9'6 x 9'3

Spotlights to the ceiling.





Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

