

Ebers Road

Mapperley Park
Nottingham
NG3 5DY

Asking Price Of £332,950



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- Popular Location, Conservation Area
- Delightful Ground Floor Apartment
- Beautifully Presented Stylish Interiors, Recently Fitted Contemporary Kitchen
- Spacious Lounge with Bay Window
- Two Double Bedrooms, Sitting Room/Third Bedroom
- Inner Hallway
- Rear Enclosed Courtyard Style Garden
- Two Bath/Shower Rooms
- Off Road Parking, Internal Area Approx. 1204 sq ft
- A Wealth of Features & Characteristics, VIEWING RECOMMENDED



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Key Features

Situated in the delightful Mapperley Park Conservation area, this property benefits from a charming and serene environment, while being conveniently located within two miles of the vibrant Nottingham City Centre and its associated amenities. This prime location offers the best of both worlds: the tranquility of a conservation area and the accessibility to the bustling city life, providing residents with a perfect blend of peace and convenience.

Forming part of a substantial period former residence within this delightful location lies apartment one, a well-presented and fully renovated ground floor apartment offering spacious accommodation together with features that will appeal to a discerning purchaser. Boasting over 1200 Sqft of living space, the property briefly comprises; private entrance hall, well-appointed lounge with ornamental feature fireplace and half bay window, spacious recently fitted dining kitchen fitted with a modern range of contemporary units and appliances, the property boasts three bedrooms, including a master bedroom with fitted wardrobes offering a plethora of storage and an en-suite facility for added privacy and comfort. Additionally, there is a well-appointed family bathroom with a complete suite. The large third bedroom is versatile, doubling up as a sitting room, allowing for flexible use of space to suit your lifestyle needs.

In addition, the property includes a cellar, providing extra storage space, housing a recently installed boiler, and a rear enclosed courtyard-style garden area, perfect for outdoor relaxation and entertaining. The property benefits from off-road parking.

The vendor has advised us of the following information regarding the property but this will need to be confirmed with your solicitor prior to completion. There are approx. 975 years remaining on the Lease and we have been informed that there is an adhoc service charge payable with a share of the freehold.





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Total area: approx. 132.7 sq. metres (1428.9 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.