

Grosvenor Court,

Elm Bank Drive

Mapperley Park  
Nottingham  
NG3 5AL

**Asking Price Of £139,950**



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Location



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Video



Contact



0115 841 1155



- Popular Location, Conservation Area
- Delightful Maisonette, Great Investment Opportunity
- Fitted Kitchen with Appliances
- Lounge
- Bathroom Suite
- Entrance Hall
- One Double Bedroom
- Close Proximity to Nottingham City Centre
- Access to a Loft Room via Ladder
- Garage
- Internal Area Approx.560 sq ft (including loft space)
- EPC Rating D



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## Key Features

The Mapperley Park conservation area offers a picturesque setting with leafy surroundings, contributing to a peaceful atmosphere. Being around a mile from the City Centre means relatively easy access to various amenities such as shops, restaurants, and entertainment options.

This bijou maisonette is now available with no upward chain, making it an excellent opportunity for immediate purchase. Conveniently located it is ideal for both investors and first-time buyers looking to secure a valuable asset or a new home.

Upon entry, you are welcomed by an entrance hallway leading to a fitted kitchen with appliances, lounge, double bedroom, loft room with access via a ladder, and a bathroom suite.

Outside, the property benefits from a garage with driveway, all providing a pleasant and convenient living environment.

The flat is leasehold title with 952 years remaining on the Lease. Council Tax Band A with Nottingham City Council. The Service Charge is £141 per annum including Ground Rent (all confirmed by our vendor and should be checked by your solicitor on completion).

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.



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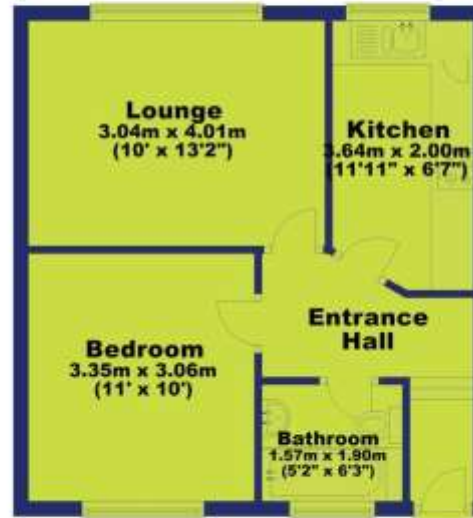
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### First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



### First Floor

Approx. 13.1 sq. metres (140.5 sq. feet)



**Total area: approx. 52.2 sq. metres (561.4 sq. feet)**



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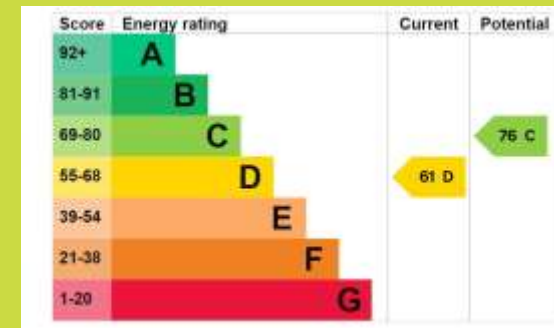


## Interested in this home?

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



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