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**DavidJames**  
the estate agent

**Swindell Close, Mapperley, Nottingham, NG3 5UT**

**Guide Price £150,000**

# About This Property

GUIDE PRICE £150,000 - £160,000. We are pleased to present this modern ground floor apartment, offered to the market with no upward chain. Perfect for first-time buyers, investors or those seeking the ease of single-storey living, this property is conveniently located within easy reach of Mapperley's variety of shops, bars and eateries as well as bus services to the City and the nearby Nuffield Health and Fitness Centre.

Upon entering the apartment, you are greeted by an initial entrance hall that leads into a spacious open-plan living area with French doors opening to a Juliet balcony. This living space includes a contemporary kitchen, fitted with integrated cooking appliances and ample room for additional freestanding white goods. The open layout is ideal for modern living and entertaining.

The property boasts two double bedrooms, offering ample space for furnishings and storage. The bathroom features a three-piece white suite, providing all the essentials for your daily routine.

Additional benefits of this apartment include an allocated parking space within the communal grounds, ensuring convenience and ease for residents.

This property represents a fantastic opportunity for those looking to make the most of the vibrant Mapperley area. Arrange a viewing today to fully appreciate all that this home has to offer!



- Modern ground floor apartment
- Offered to the market with no upward chain
- Within easy reach of Mapperley's excellent amenities
- Ideal for a first-time buyer, investor or those seeking single-storey living
- Open plan living space with French doors and a Juliet balcony
- Modern fitted kitchen with integrated cooking appliances
- Two double bedrooms
- Bathroom with a three-piece suite
- Allocated car parking space
- Set within maintained communal grounds





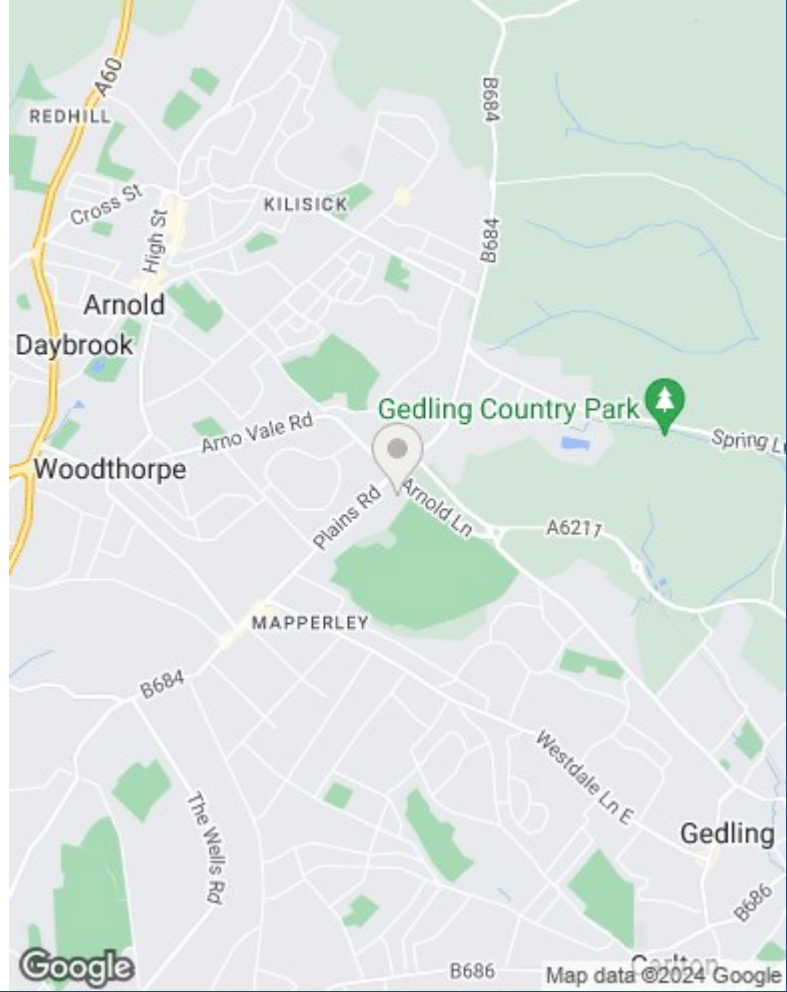


Approximate total area\*\*  
53.23 m<sup>2</sup>  
572.96 ft<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: B**  
**Gedling Borough Council**  
**Leasehold**

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