



## 41 Goddard Court Mapperley Plains, Nottingham – NG3 5RP

Guide Price £170,000

DavidJames  
the estate agent





## 41 Goddard Court Mapperley Plains

Nottingham, Nottingham

Well-presented first floor apartment within easy reach of Mapperley's vibrant amenities and Gedling Country Park! Offering open-plan living space, 2 double beds, an en-suite and bathroom plus parking.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

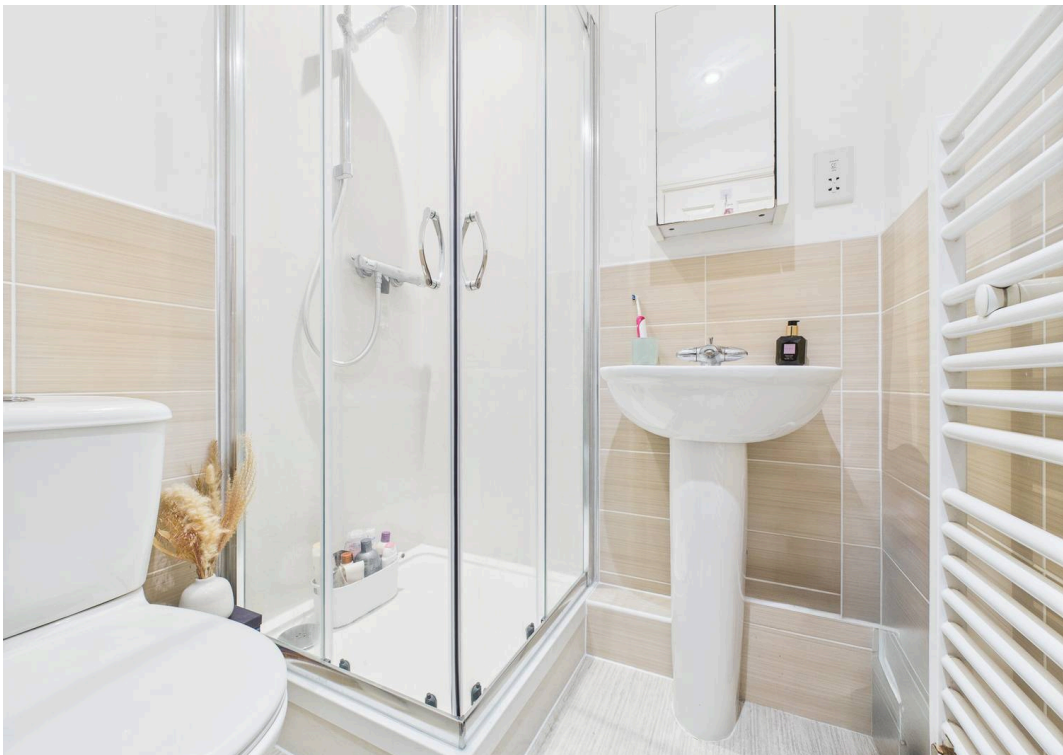
- Modern first floor apartment
- Ideally positioned for Mapperley's vibrant amenities, City-bound buses and the stunning Gedling Country Park
- Intercom system to the secure communal entrance
- Perfect for first-time buyers, investors or professionals seeking a convenient location
- Bright and contemporary open-plan living space with a feature Juliet balcony
- Modern fitted kitchen with walnut-effect worktops and integrated appliances
- Two generously-sized double bedrooms (main with en-suite)
- Neutrally-decorated bathroom with a white three-piece suite
- Gas central heating and UPVC double glazing
- Allocated off-street parking space















Approximate total area<sup>(1)</sup>

57.5 m<sup>2</sup>  
619 ft<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.

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## David James Estate Agents

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