



## 6 Hopkin Court Mapperley Plains, Nottingham - NG3 5SS

Guide Price £170,000

DavidJames  
the estate agent





## 6 Hopkin Court Mapperley Plains

Nottingham, Nottingham

Modern ground floor maisonette close to Mapperley's amenities! Boasting contemporary open-plan living, 2 double beds and an allocated parking space that's ideal for first-time buyers or downsizers.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Ground floor maisonette
- Ideal for first-time buyers, downsizers or those seeking the benefits of single-storey living
- Ideally positioned for Mapperley's nearby amenities, Spring Lane Farm Shop and the stunning Gedling Country Park
- Bright, spacious and contemporary open plan lounge/dining/kitchen area
- Modern fitted kitchen with a range of integrated appliances
- Two double bedrooms (main room with fitted wardrobes)
- Stylish shower room with a walk-in cubicle
- Gas central heating and UPVC double glazing
- Established and maintained communal gardens
- Allocated parking space to the rear













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

51.9 m<sup>2</sup>

560 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

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