



Apt 7, West Court Westdale Lane, Mapperley – NG3 6PZ

Offers Over £170,000

DavidJames
the estate agent



Apartment 7

West Court Westdale Lane, Nottingham

SOUGHT-AFTER LOCATION! Well-presented first-floor two-bed apartment in walking distance of Mapperley's amenities, regular bus services and no upward chain with open-plan living, bathroom and en-suite!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

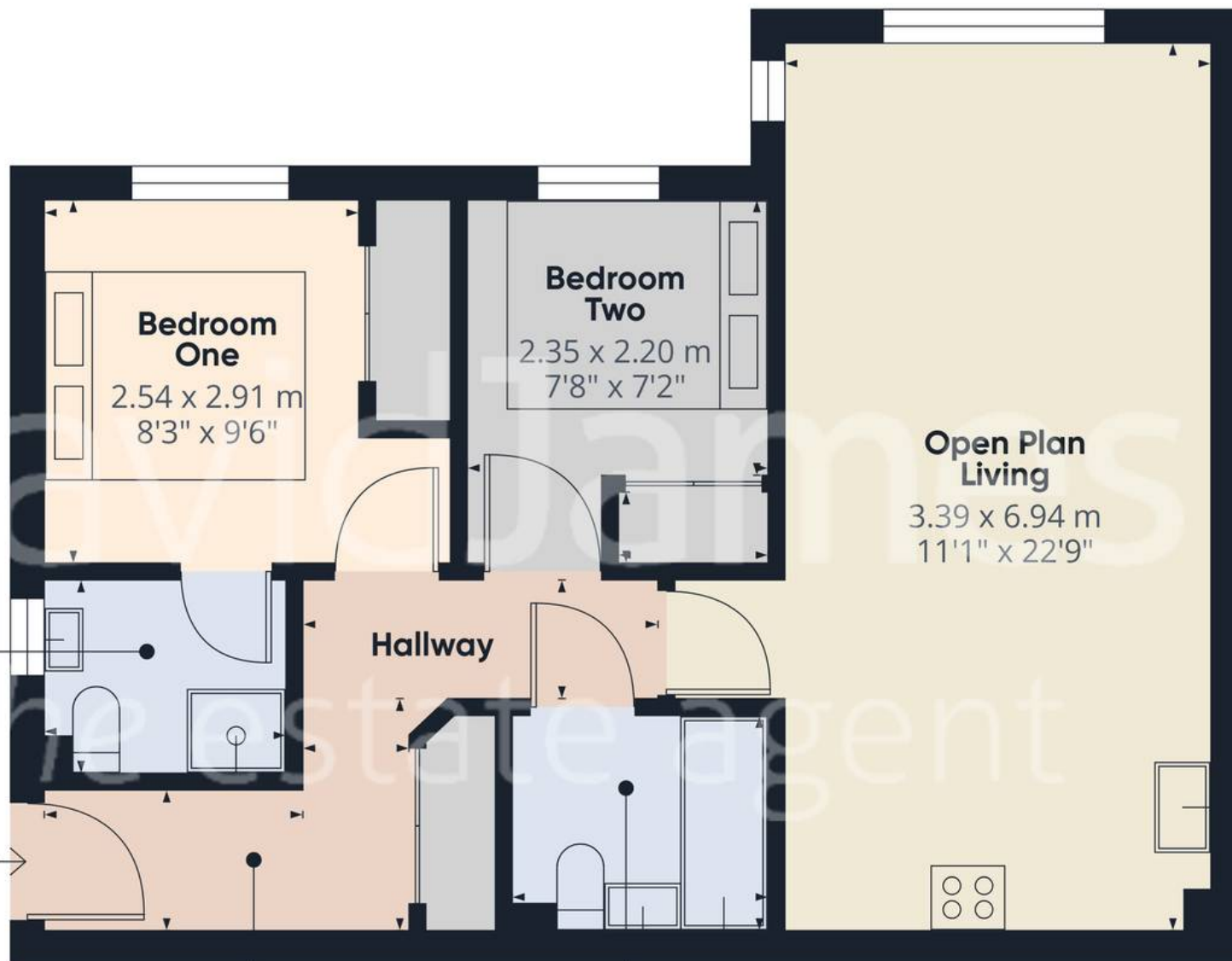
EPC Environmental Impact Rating: C

- Well-presented first-floor apartment available with no chain
- Sought-after location within walking distance of Mapperley's shops, cafes and regular bus services
- Neutrally decorated with recently replaced carpets and ideal for a first-time buyer, investor, professional or those downsizing
- Good-sized entrance hallway with large cloakroom cupboard
- Generously sized open-plan living area with lovely views
- Stylish kitchen area featuring wood-effect units with range of integrated appliances
- Two double bedrooms (both with wardrobes)
- Modern three-piece bathroom suite and en-suite shower room
- Lovely communal garden with established planting, mature trees and several paved seating areas
- Electric gates with an allocated parking space





**En-Suite
Shower Room**
1.91 x 1.51 m
6'3" x 4'11"



Approximate total area⁽¹⁾
54.4 m²
587 ft²

(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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