



**DavidJames**  
the estate agent

**Whittingham Road, Mapperley, Nottingham, NG3 6BL**

**£1,300 Per Month**

# About This Property

Situated in a sought-after area, this impressive and deceptively spacious maisonette is arranged over THREE FLOORS and offers all the benefits of a house, including excellent living space, a private entrance and garden, garage and generous accommodation. A private gated entrance leads to the front door, opening into a hallway with useful utility cupboard, with stairs rising to the first floor. The first floor provides a brand new contemporary kitchen fitted with integrated oven, hob and extractor, together with a freestanding fridge/freezer, a spacious living room, dining room/optional fourth bedroom, a double bedroom and bathroom/WC with white suite and electric shower. The spacious landing provides useful and versatile additional space. Stairs continue to the second floor, where there are two further bedrooms and a useful storage room. Outside, there is a private rear garden with access to a garage situated in a block. Ideally positioned just a stone's throw from Mapperley Top, the property is perfectly placed for a fantastic range of shops, cafés, bars, restaurants and everyday amenities, while also offering excellent access to Nottingham city centre and surrounding areas.

## TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished

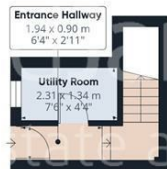
EPC Rating: D

Council Band: A

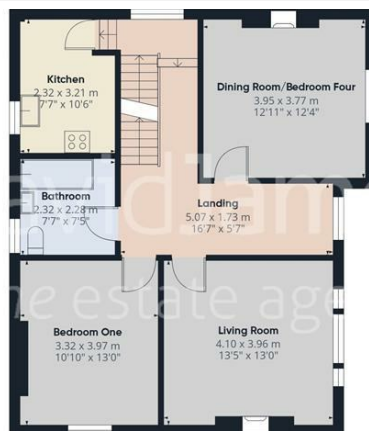
- Impressive maisonette arranged over three floors
- Three/four bedrooms
- Spacious and versatile accommodation
- Private gated entrance and front door
- BRAND NEW contemporary kitchen with integrated appliances
- Two reception rooms
- Bathroom/WC with electric shower
- Spacious first-floor landing with versatile use
- Private rear garden with access to the garage
- Sought-after Mapperley location close to Mapperley Top amenities







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



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

120.3 m<sup>2</sup>  
1294 ft<sup>2</sup>

Reduced headroom

3.9 m<sup>2</sup>  
42 ft<sup>2</sup>

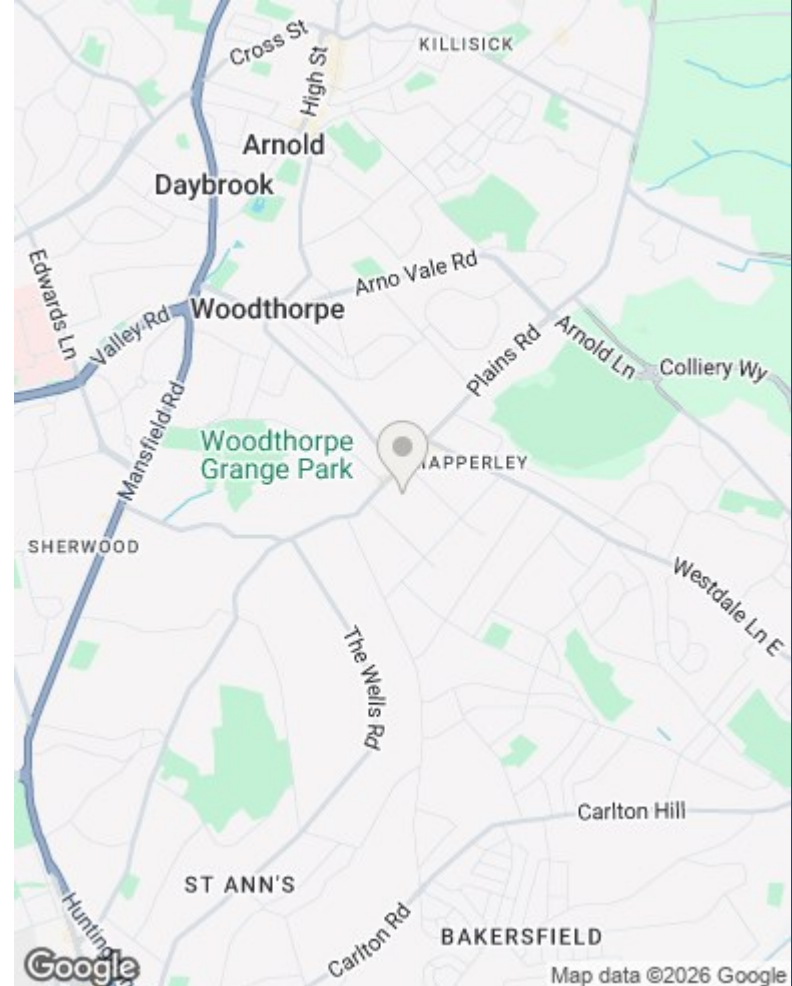
(1) Excluding balconies and terraces

Reduced headroom:

Below 1.5 m/5 ft

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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**Council Tax Band: A**  
**Gedling Borough Council**

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**PROTECTED**

**The Property Ombudsman**