



## 21 Beech Court, Mapperley – NG3 5PZ

Guide Price £110,000



## 21 Beech Court

Mapperley, Nottingham

First-floor leasehold retirement apartment in sought after Mapperley location for over 60s with lift, communal lounge, gardens, and 24hr support.

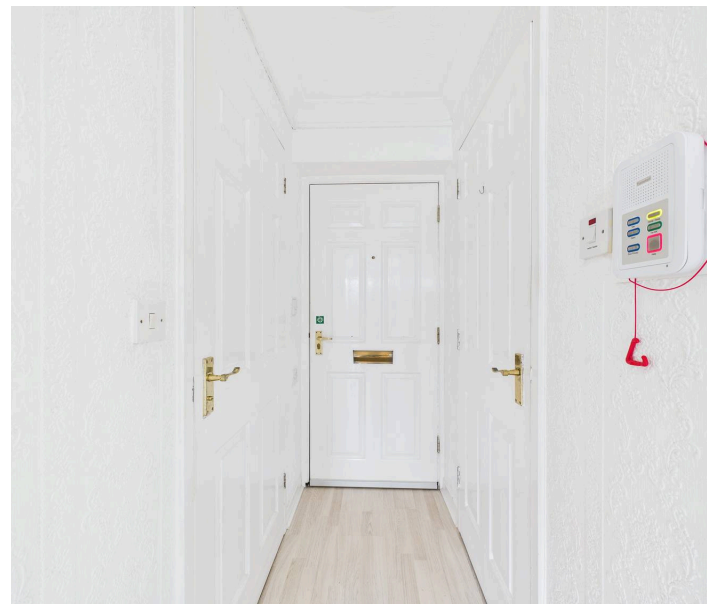
Council Tax band: B

Tenure: Leasehold

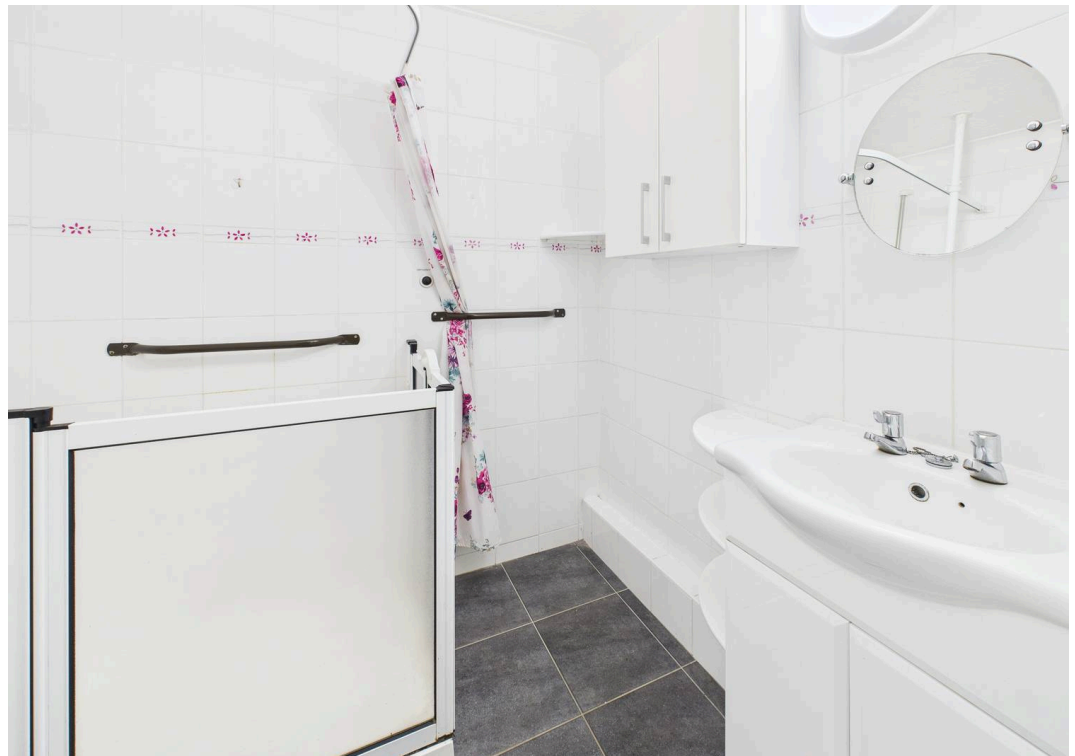
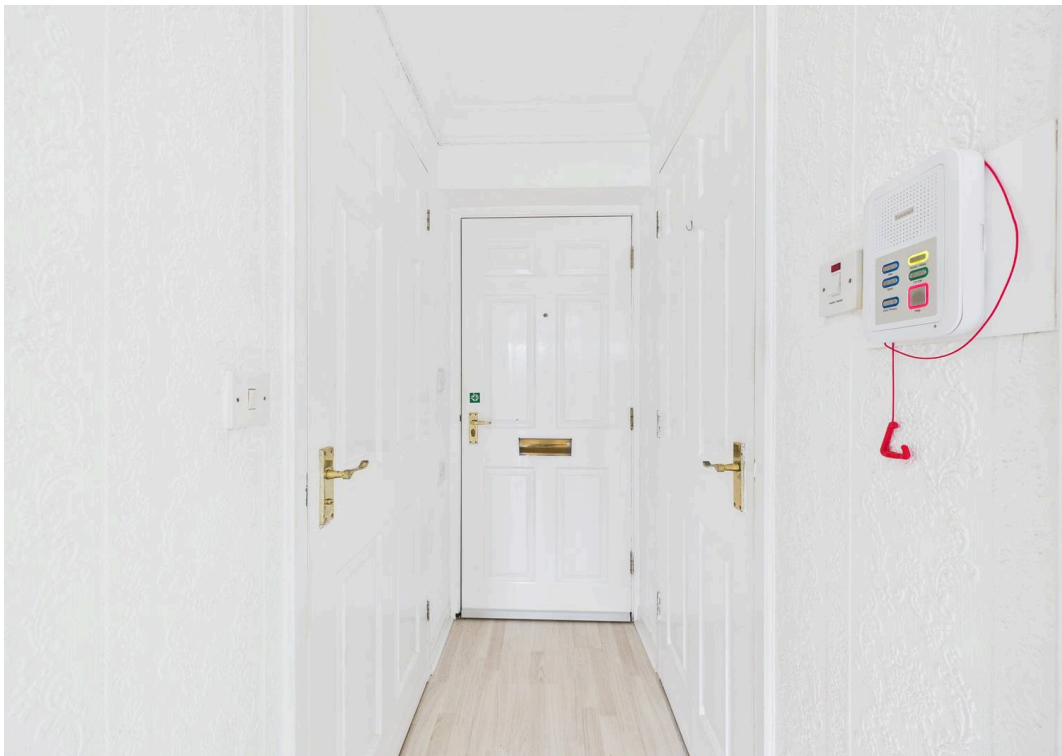
EPC Energy Efficiency Rating: B

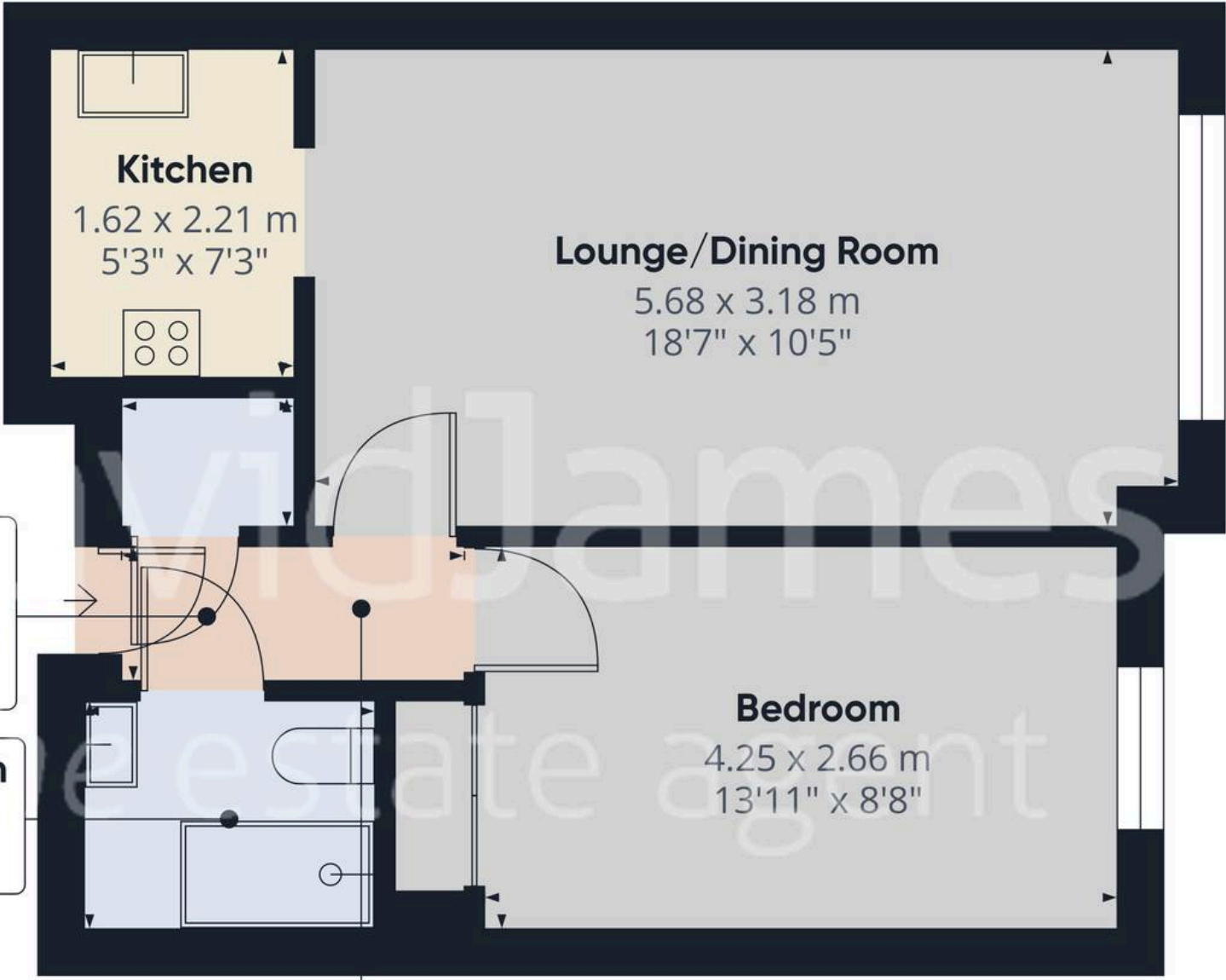
EPC Environmental Impact Rating:

- First-floor one-bedroom retirement apartment sold with no upward chain
- Designed exclusively for residents aged 60 and over (55 for couples)
- Bright and spacious lounge/dining room, neutrally decorated with electric feature fireplace
- Double bedroom with built-in wardrobes offering excellent storage
- Modern kitchen with fitted units and integrated appliances included
- Accessible shower room with walk-in enclosure, grab rails, and stylish white and grey tiled design
- Communal residents lounge and beautifully maintained shared gardens
- Laundry facilities and lift access to all floors within the building
- Ideally located with frequent bus services directly outside the development and access to excellent amenities









**Kitchen**

1.62 x 2.21 m  
5'3" x 7'3"

**Lounge/Dining Room**

5.68 x 3.18 m  
18'7" x 10'5"

**Bedroom**

4.25 x 2.66 m  
13'11" x 8'8"

**Storage Cupboard**

1.30 x 0.92 m  
4'3" x 3'0"

**Shower Room**

2.03 x 1.55 m  
6'7" x 5'1"

**Entrance Hallway**

2.38 x 0.92 m  
7'9" x 3'0"

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

40.7 m<sup>2</sup>  
439 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.



## David James Estate Agents

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