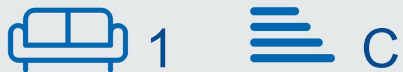


Lucknow Avenue

Mapperley Park
Nottingham
NG3 5AZ

Guide Price £399,995



 0115 841 1155



- Imposing apartment within Mapperley Hall, set in the prestigious Mapperley Park Conservation Area
- Magnificent lounge with double-aspect windows providing exceptional natural light
- Master bedroom suite with walk-in wardrobe, additional fitted wardrobes, and en-suite shower room
- Access to expansive shared gardens and reserved parking to the front of the property for residents
- Service Charge paid for the first 6 months!
- Over 2,000 sq. ft. of accommodation accessed via a grand communal entrance hall and private entrance
- Spacious dining kitchen with large box bay window, fitted units, generous work surfaces, and integra
- Guest bedroom with en-suite bathroom plus separate cloakroom/WC and study/storage room
- Prime location close to Sherwood's charming shops and Nottingham city centre's bars, restaurants, and
- Share of Freehold - No Chain



0115 841 1155

Lucknow Avenue, Mapperley Park, Nottingham, NG3 5AZ

Key Features

Mapperley Hall is an imposing and substantial former residence, beautifully situated within the sought-after Mapperley Park Conservation Area. Ideally located, the property is within easy reach of both Sherwood's charming shopping area and Nottingham city centre, with its array of shops, bars, restaurants, and excellent transport links.





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Lucknow Avenue, Mapperley Park, Nottingham, NG3 5AZ



Total area: approx. 193.7 sq. metres (2084.5 sq. feet)



0115 841 1155

Lucknow Avenue, Mapperley Park, Nottingham, NG3 5AZ



Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.