



34 Appleton Gardens, Nottingham – NG3 5NT

Guide Price £130,000

DavidJames
the estate agent



34 Appleton Gardens

Nottingham

Guide Price £130,000 – £150,000 Stylish top-floor one-bedroom apartment with open-plan living, modern kitchen, allocated parking and a peaceful setting near Mapperley's shops and transport links!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Stylish and modern top-floor apartment
- Offered to the market with no upward chain
- Walking distance to Mapperley's excellent variety of amenities, shops, bars and restaurants
- Excellent public transport links nearby to Nottingham City Centre and the surrounding areas
- Ideal for first-time buyers, investors or those seeking a convenient and sought-after location
- Bright and contemporary open plan living/kitchen area with a range of integrated appliances
- Generous bathroom with a Triton electric shower, three-piece suite and heated towel rail
- Allocated parking space
- Well-maintained communal areas and grounds
- Inviting rear-aspect bedroom featuring bespoke shutters, fitted wardrobes and a full-width built-in cupboard with light for excellent





Approximate total area⁽¹⁾
58.7 m²
632 ft²

Reduced headroom
15.7 m²
169 ft²

(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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