DISTINCTIVE HOMES by

fhp·living



Cyprus Road

Nottingham, NG3 5EB

Cyprus Road

Nottingham, NG3 5EB

Situated within the delightful and highly regarded Mapperley Park Conservation Area, this appealing apartment enjoys a leafy residential setting within relatively easy reach of Nottingham city centre, with its extensive range of shops, bars, restaurants, cultural attractions and entertainment venues.







Mapperley Park is an established residential area renowned for its attractive tree-lined streets, mature greenery and distinctive period architecture, including many substantial Edwardian homes. Its characterful surroundings, peaceful atmosphere and convenient access to the city centre make it a particularly desirable location for those seeking a balance between city living and a more tranquil residential environment.

The property forms part of a modern, purpose-built apartment complex, with Apartment 5 occupying part of the first floor. The well proportioned accommodation enjoys an appealing sense of space and natural light, complemented by attractive tree-lined outlooks and far-reaching treetop views from the balcony.

The accommodation comprises a communal entrance leading to a private entrance hall, with a built-in cloaks cupboard and separate tank cupboard. Further features include decorative ceiling cornicing, adding character to the hallway.

The dining kitchen is fitted with a range of units and appliances, with a window enjoying leafy, tree lined views. Double doors from the hallway lead to either an occasional third bedroom or equally serve as an ideal











home office or study.
The spacious lounge provides an inviting reception space, featuring a fireplace, ceiling cornicing and French style doors opening onto a delightful balcony. This is an appealing spot to relax and enjoy the surrounding greenery, with attractive tree-lined and far reaching treetop views.
The principal bedroom benefits from a built-in wardrobe and en-suite shower room, fitted with a classic-style suite. The second bedroom also features a built-in wardrobe and ceiling cornicing.
Completing the accommodation is a separate bathroom fitted with a classic style suite, including a bath with shower over.
Externally, the property benefits from gated parking to the front of the development and use of a spacious garden.
An appealing opportunity to acquire a spacious top floor apartment in a sought-after conservation area, with double glazing throughout offering versatile two/three bedroom accommodation, a private balcony and attractive leafy outlooks, all within convenient reach of Nottingham city centre.











First Floor

Approx. 119.8 sq. metres (1289.6 sq. feet)
(excluding Balcony)



Total area: approx. 119.8 sq. metres (1289.6 sq. feet)



DISTINCTIVE HOMES by

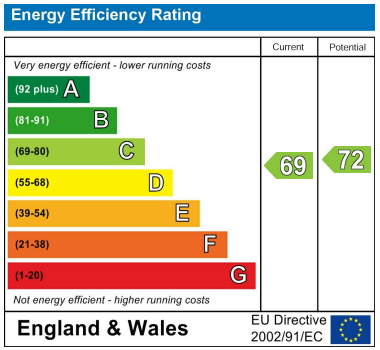
fhp·living

Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk





FHP, their clients and joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or their client of otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11

Interested in this home?

Call the FHP Living Distinctive Homes Team

Tel: 0115 841 1155



Jason Cook
Mobile: 07876 396 010
jason@fhpliving.co.uk

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB