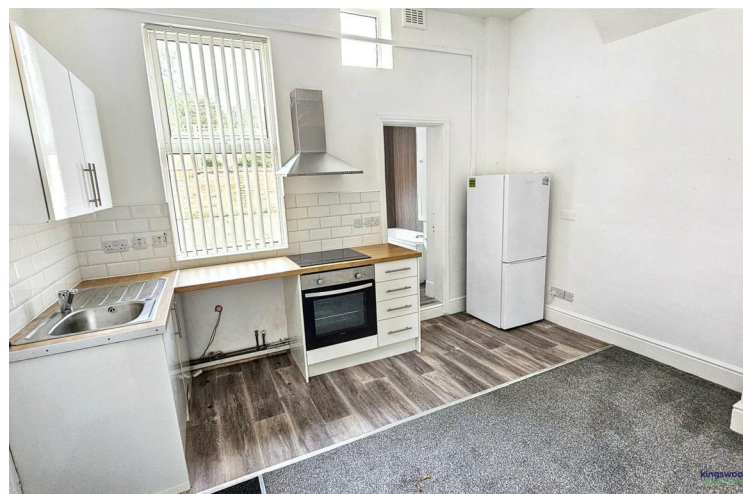
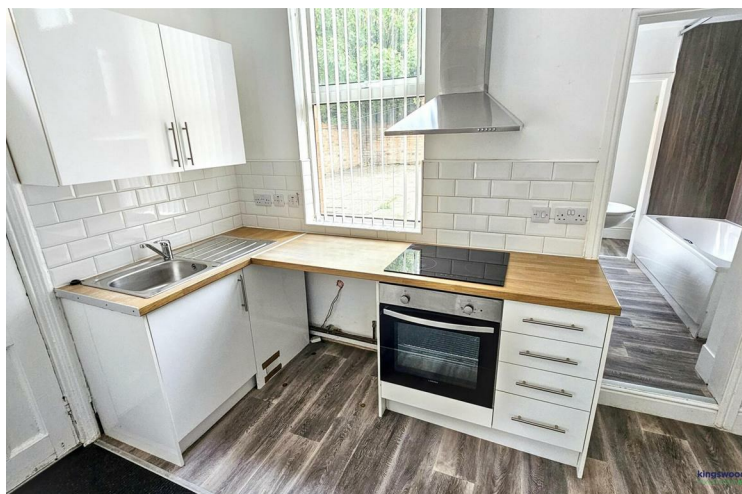




## FLAT 1 26 ZULLA ROAD NOTTINGHAM

£700 Per

PRIVATE REAR YARD included with this 1 bedroom ground floor flat with it's own entrance that is located just 1.5 miles out of Nottingham City Centre.



- VIRTUAL TOUR AVAILABLE • Enclosed spacious rear yard • Open plan living • Resident permit on street parking • Supermarket, shops, bars and restaurants within walking distance

### **Kitchen / Living**

Open living / kitchen space to includes fitted units, and oven/hob.

### **Bedroom**

Double bedroom with fitted wardrobe

### **Bathroom**

Bathroom includes shower over bath and sink. There is a separate WC room (1.68m x 0.83m)

### **External**

Own private entrance door, accessed via an exterior gate at the side of the building. The flat has its own private garden. Resident permit on street parking is also available to the front (subject to availability from the council).

### **Location**

Situated in the popular Mapperley/Carrington area of Nottingham, this well-positioned one bedroom flat offers convenient access to a range of local amenities, including nearby shops, cafés and services around Mapperley Top and Sherwood. The property is well placed for transport links into Nottingham city centre, with local bus routes close by. Woodthorpe Park is also within easy reach, providing pleasant gardens and walking routes, making this an ideal location for professionals or single occupants seeking a convenient base close to the city.

### **Relevant information**

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Electric heating.

Broadband and mobile phone coverage: see

[checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Very Low.

River/Sea = Very low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = unlikely in this area.

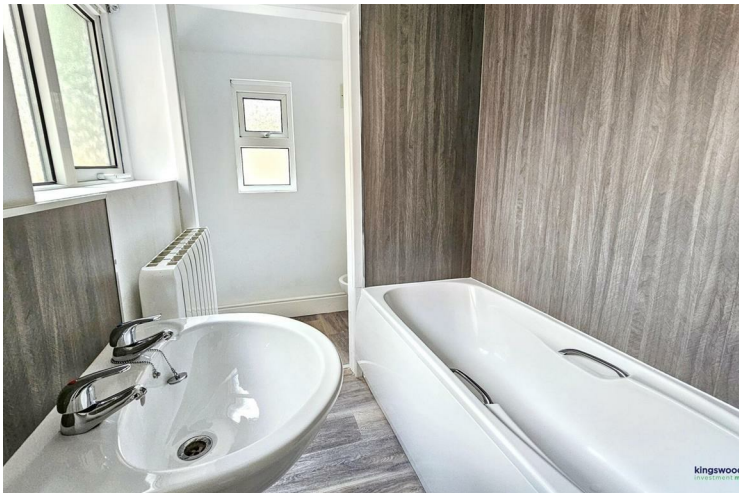
Coal mining area location: located on the coalfield.

Council: Nottingham City Council

Any planning permission in the area: see [nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/](http://nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)



- Within close distance of Nottingham City Centre
- Situated in the leafy suburb of Mapperley Park
- Modernised bathroom
- Bedroom with integrated wardrobe
- Council tax band = A



Approx Gross Internal Area  
32 sq m / 341 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: E    Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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