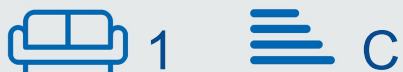



# Ebers Road

Mapperley Park  
Nottingham  
NG3 5DY

Price Guide £157,000



 0115 841 1155



- Located in the sought-after conservation area of Mapperley Park
- Communal entrance with private access
- Open plan lounge with step down to a modern kitchen with integrated appliances
- Bathroom with modern suite
- EPC Band C / Council Tax Band B
- Easy access to Nottingham City Centre and Sherwood's amenities
- Bright lounge with ornamental fireplace
- Two double bedrooms
- Off street parking
- Tenure - Share of Freehold



0115 841 1155

## Ebers Road, Mapperley Park, Nottingham, NG3 5DY

### Key Features

Situated within the delightful conservation area of Mapperley Park, this well-presented first floor apartment is offered for sale by FHP Living and provides an ideal opportunity for a range of buyers.

The property enjoys a highly desirable location, offering easy access to Nottingham City Centre and its wide array of amenities, as well as the popular Sherwood area, known for its independent shops, cafés, and local conveniences.

The accommodation briefly comprises a communal entrance hall leading to an entrance door and to the bright and welcoming lounge featuring a charming ornamental fireplace and a large window allowing plenty of natural light to flow through. The lounge opens with step down into a modern kitchen area, fitted with a range of units and appliances.

An inner hallway provides access to the two bedrooms, both benefiting from natural light, along with a bathroom fitted with a modern suite. The property further benefits from a large loft space that is part boarded, perfect for storage.

This attractive apartment combines both comfort, and convenience in a sought-after location.

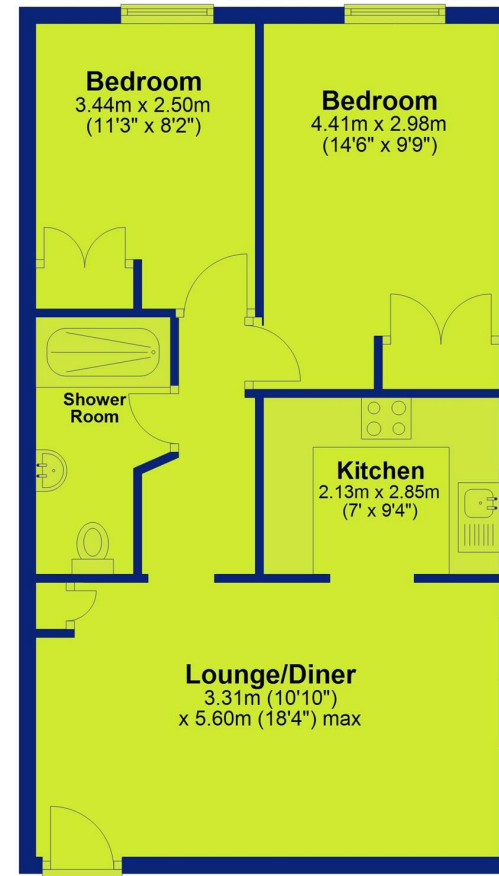


## Ebers Road, Mapperley Park, Nottingham, NG3 5DY



### First Floor

Approx. 55.7 sq. metres (599.9 sq. feet)

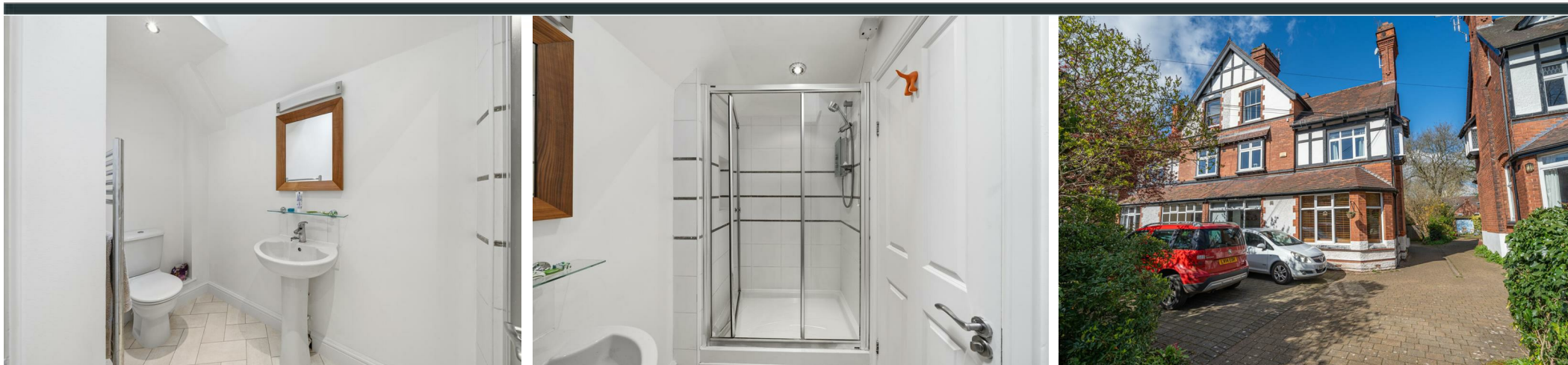


Total area: approx. 55.7 sq. metres (599.9 sq. feet)



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Ebers Road, Mapperley Park, Nottingham, NG3 5DY




### 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		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.