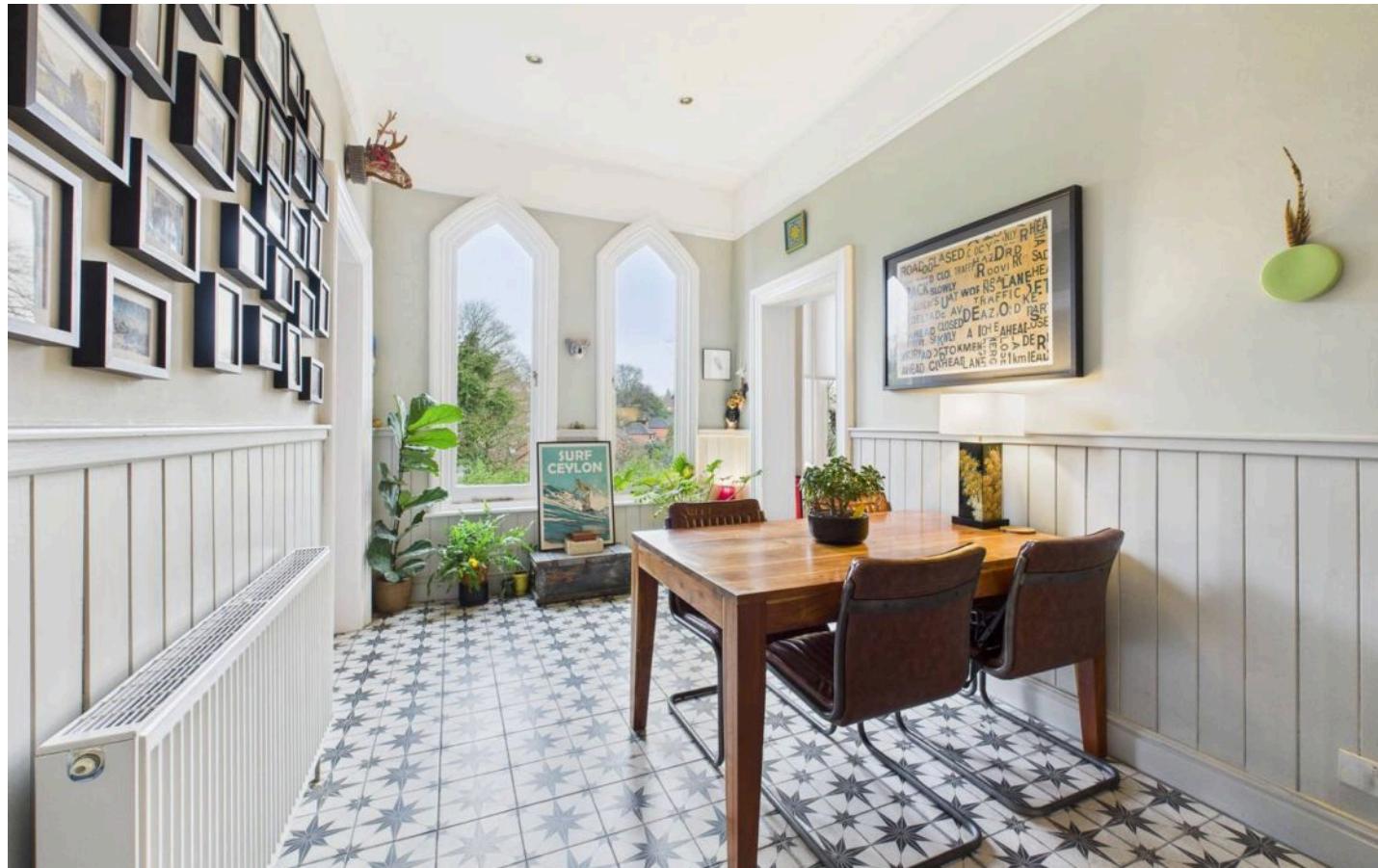




**Flat 4, 32 Magdala Road, Nottingham – NG3 5DF**

Guide Price **£280,000**

**DavidJames**  
the estate agent



## Flat 4

32 Magdala Road, Nottingham

Superb 2 double bed first floor apartment in the prestigious Mapperley Park! Set within a character building, the property offers 2 double beds, modern kitchen, welcoming lounge and allocated parking!

Council Tax band: C

Tenure: Leasehold

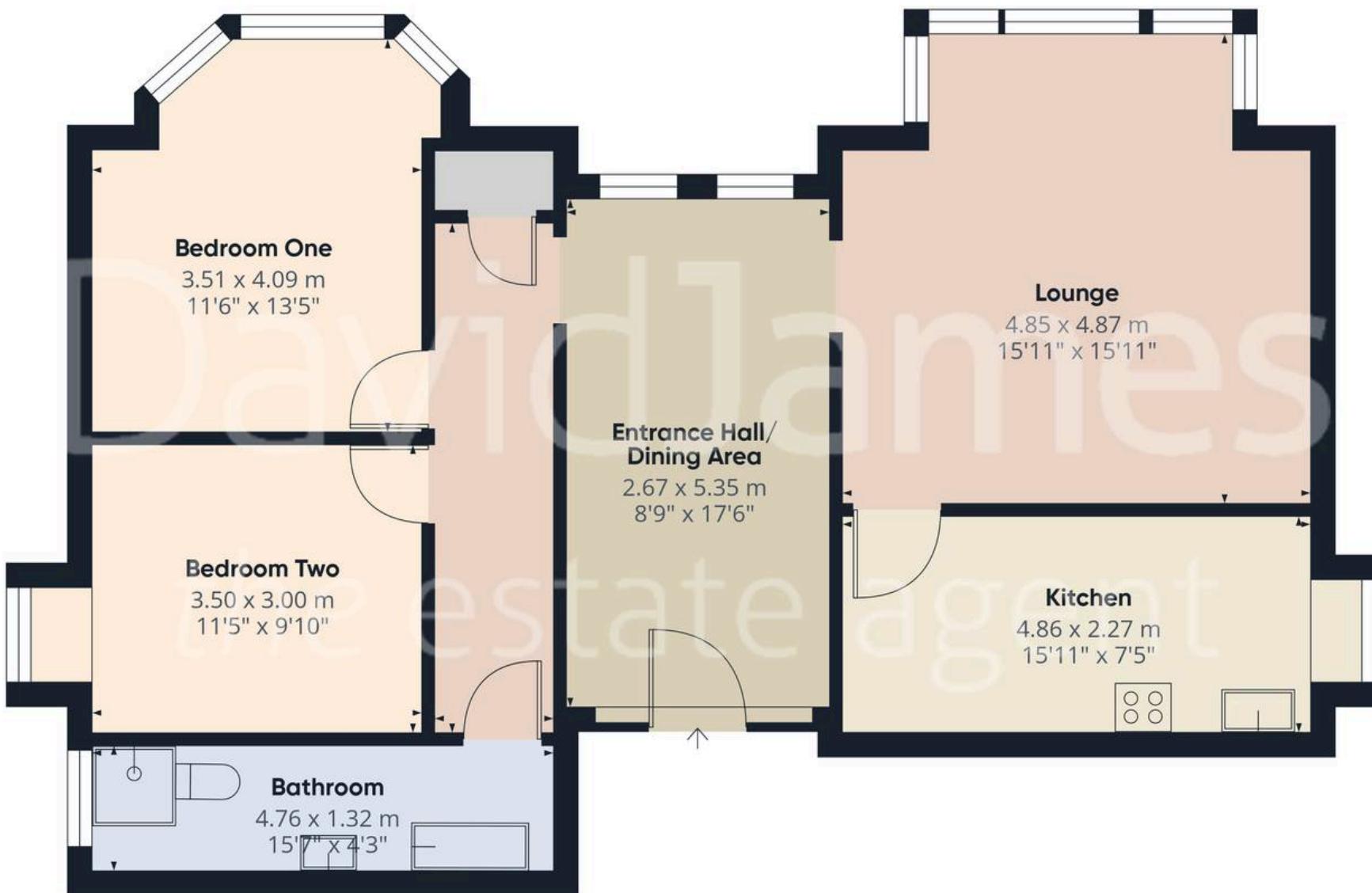
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- First-floor apartment set within an impressive and characterful period property
- Prestigious Mapperley Park location within easy reach of excellent local amenities and transport links
- Ideal for professionals seeking easy access to the nearby Nottingham City Centre
- Attractive elevated outlooks
- Communal entrance lobby with period tiled flooring and grand staircase
- Spacious lounge with exposed feature floorboards, high ceilings and an impressive bay window with custom-fitted electric blinds
- Modern kitchen with integrated appliances, timber block worktops and splashback tiling
- Two double bedrooms with wood-finish flooring and character windows
- Stylish bathroom/WC with a four-piece white suite (including a walk-in shower and a freestanding bath)
- Parking space set behind secure electric gates







(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.