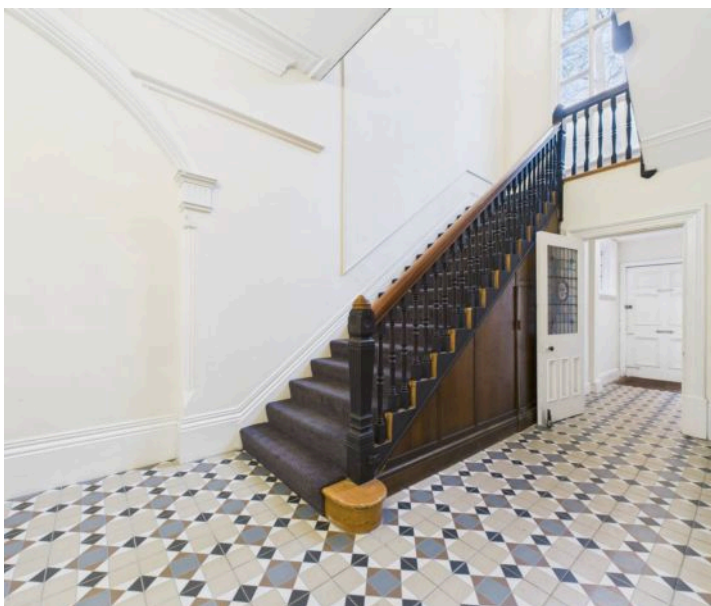
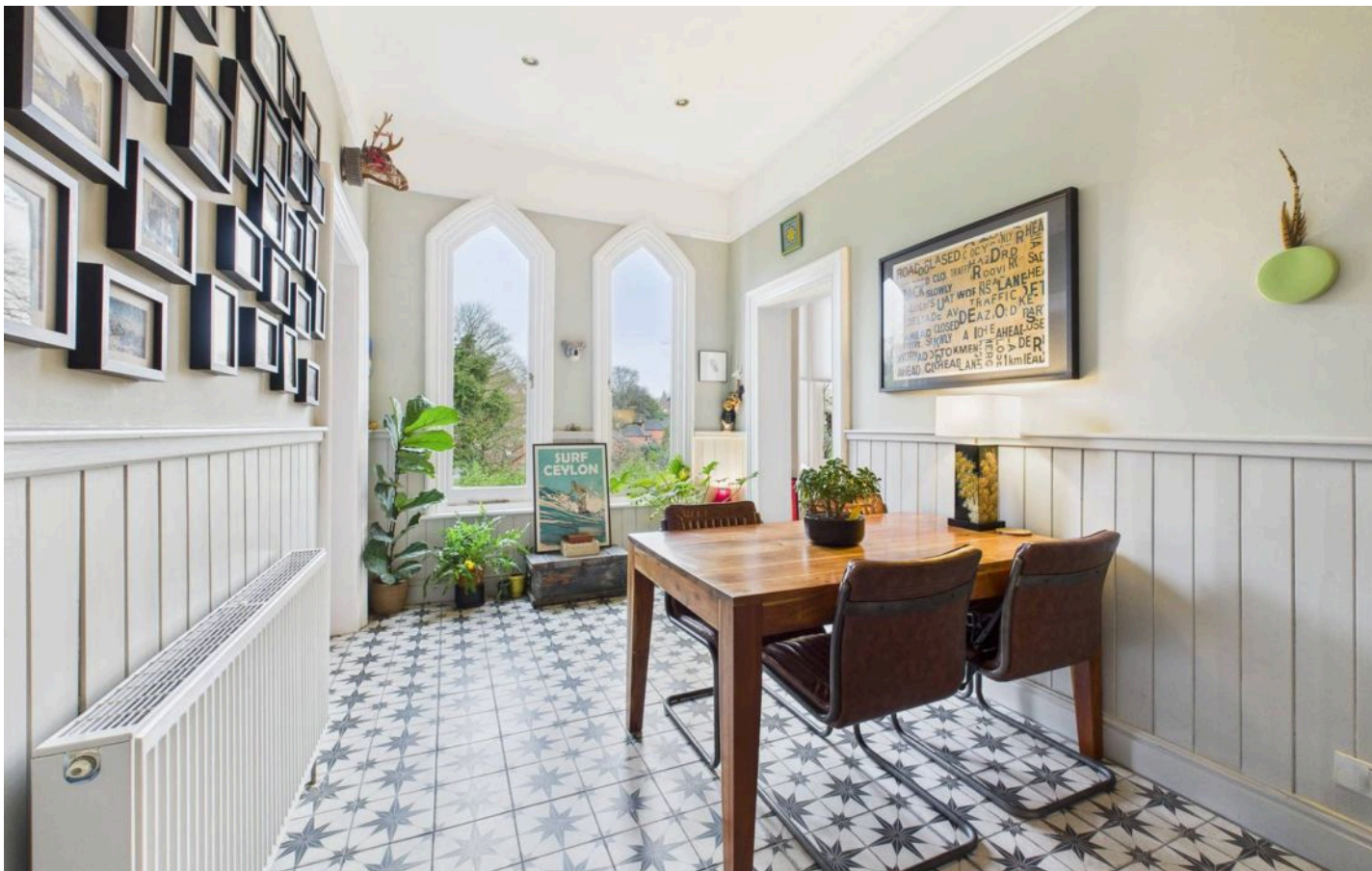




## Flat 4, 32 Magdala Road, Nottingham – NG3 5DF

Guide Price £280,000





## 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

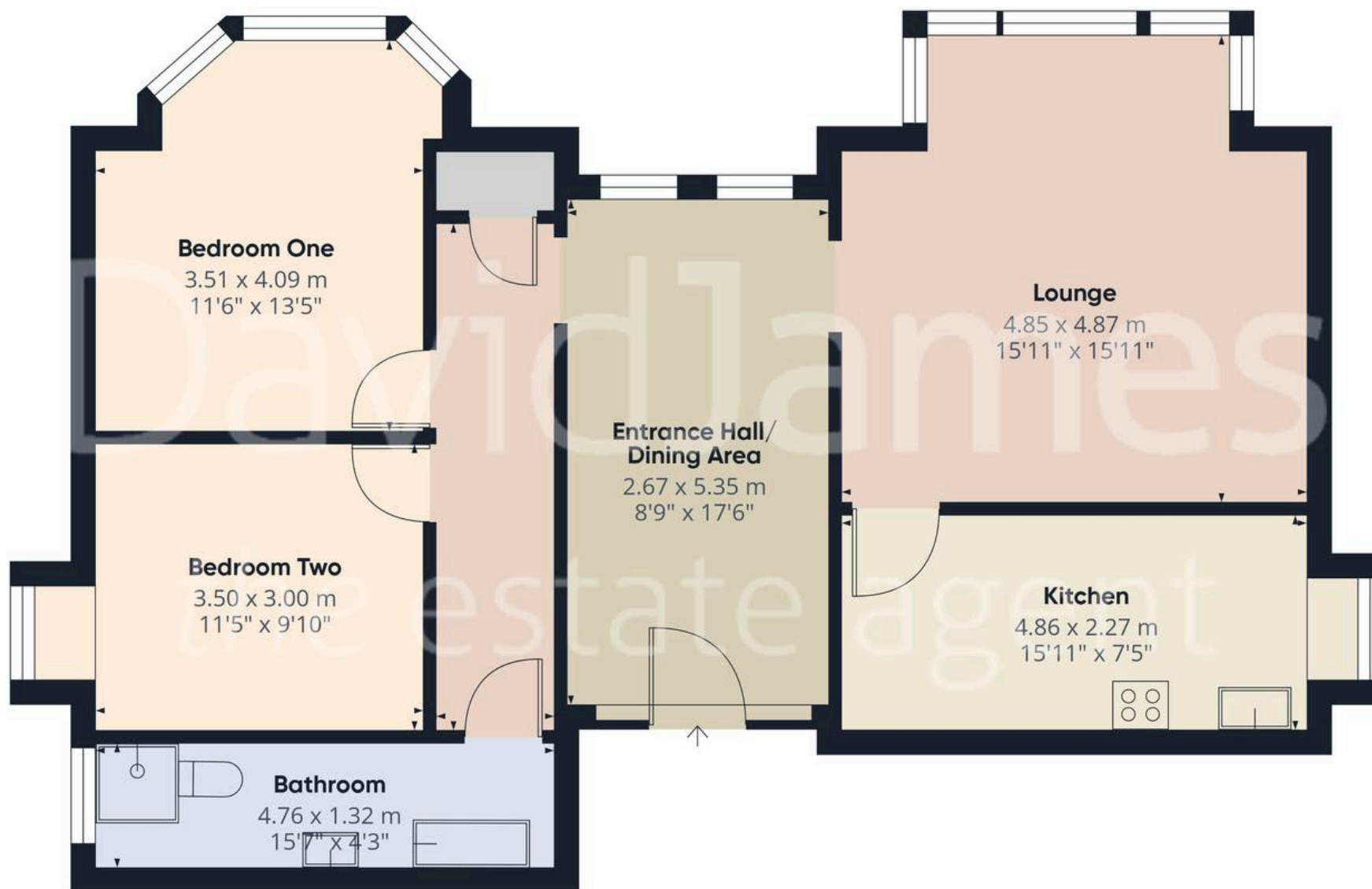












Approximate total area<sup>(1)</sup>

86.4 m<sup>2</sup>

931 ft<sup>2</sup>

(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

David James Estate Agents, 45B Plains Road – NG3 5JU

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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.