

# Lucknow Avenue

Mapperley Park  
Nottingham  
NG3 5AZ

Guide Price £399,995



- Imposing apartment within Mapperley Hall, set in the prestigious Mapperley Park Conservation Area
- Over 2,000 sq. ft. of accommodation accessed via a grand communal entrance hall and private entrance
- Magnificent lounge with double-aspect windows providing exceptional natural light
- Spacious dining kitchen with large box bay window, fitted units, generous work surfaces, and integra
- Master bedroom suite with walk-in wardrobe, additional fitted wardrobes, and en-suite shower room
- Guest bedroom with en-suite bathroom plus separate cloakroom/WC and study/storage room
- Access to expansive shared gardens and reserved parking to the front of the property for residents
- Prime location close to Sherwood's charming shops and Nottingham city centre's bars, restaurants, and
- Service Charge paid for the first 6 months!
- Share of Freehold - No Chain

 0115 841 1155



0115 841 1155

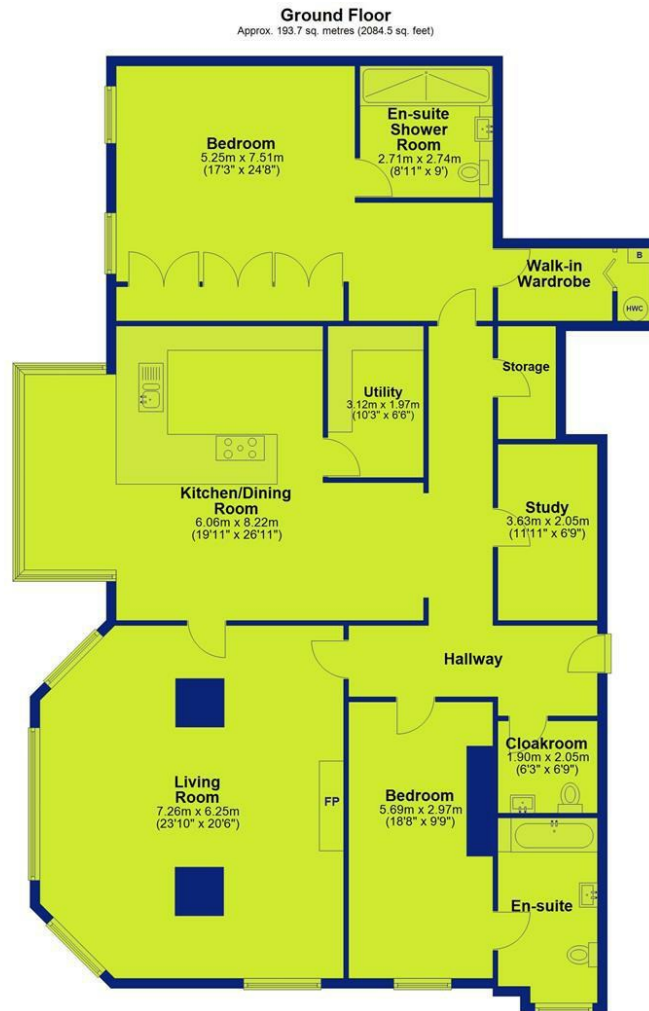
## Lucknow Avenue, Mapperley Park, Nottingham, NG3 5AZ

### Key Features

Mapperley Hall is an imposing and substantial former residence, beautifully situated within the sought-after Mapperley Park Conservation Area. Ideally located, the property is within easy reach of both Sherwood's charming shopping area and Nottingham city centre, with its array of shops, bars, restaurants, and excellent transport links.



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Total area: approx. 193.7 sq. metres (2084.5 sq. feet)



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### 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		70	80
(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 	

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