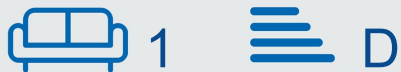


Magdala Road

Nottingham
NG3 5DF

£220,000



- Situated within the sought-after conservation area of Mapperley Park
- Substantial period conversion comprising just five apartments
- Spacious lounge with high level ceiling and large windows allowing plenty of natural light
- Modern fitted kitchen with appliances
- Two bedrooms & Modern bathroom suite
- Gated parking for one car
- Outdoor communal area
- Conveniently located for relatively easy access to Nottingham City Centre, offering a wide range of shops, bars, restaurants, entertainment, and transport links
- Viewing recommended
- EPC Rating D

 0115 841 1155

Magdala Road, Nottingham, NG3 5DF

Key Features

Situated within the highly regarded conservation area of Mapperley Park, this impressive period conversion forms part of an exclusive development of just five apartments, offering a wonderful blend of character, charm, and modern convenience. Apartment 36b occupies a desirable first-floor position and enjoys an abundance of natural light throughout, together with elegant proportions and attractive original features that enhance its unique appeal. The property is ideally located for easy access to Nottingham City Centre, with its extensive range of shops, restaurants, bars, leisure facilities, and excellent transport connections.

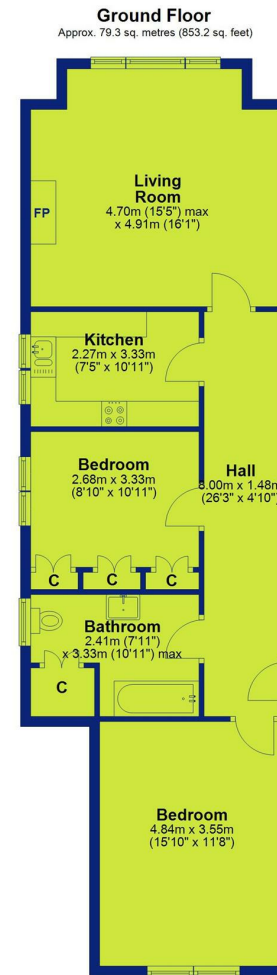
The accommodation is approached via a well-maintained communal entrance hall, leading into a private entrance hallway that creates an immediate sense of space and welcome. The standout living area is the generous lounge, featuring high ceilings and large windows that flood the room with natural light, creating a bright and airy atmosphere perfectly suited to both relaxing and entertaining. The separate kitchen is fitted with a range of modern wall and base units, complemented by integrated appliances and ample worktop space, providing both practicality and contemporary style.

There are two well-proportioned bedrooms, each offering comfortable accommodation with flexibility for a guest room, home office, or additional living space if required. The bathroom has been tastefully appointed with a modern suite, finished to a high standard and designed with both style and functionality in mind.

Externally, the property benefits from secure gated parking for one vehicle, together with access to attractive communal grounds that further enhance the setting of this charming development. Combining period elegance with modern living in one of Nottingham's most sought-after residential locations, this superb apartment presents an excellent opportunity for professionals, first-time buyers, or investors alike.



Magdala Road, Nottingham, NG3 5DF



Total area: approx. 79.3 sq. metres (853.2 sq. feet)

Storage area on lower ground floor is 62.9m²
Plan produced using PlanUp.



0115 841 1155

Magdala Road, Nottingham, NG3 5DF




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			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.