



## 3 MAPPERLEY PARK DRIVE NOTTINGHAM

£850 Per

A refurbished 1 bedroom top floor apartment, situated within the sought after leafy suburb of Mapperley Park!



• Top floor apartment • Furnished with brand new furniture • Brand new kitchen and shower room • Fully re-decorated throughout • Integrated appliances to include fridge / freezer and washing machine • Within close distance of Nottingham City Centre

### Hallway

There's a staircase at the flat entrance door which takes you into the hallway. The hallway has a boiler cupboard and is spacious, with potential to be used as a further study area or work from home space as it has lighting, power and heating.

### Lounge

The lounge is furnished with new furniture to include a two seater sofa, coffee tables, lounge chair and a TV stand. The carpets have just been replaced and newly fitted venetian style blinds are fitted.

### Kitchen

Newly fitted kitchen to include fitted units, ceramic sink, oven, hob, extractor hood and integrated kitchen appliances to include a fridge / freezer and washing machine.

### Shower room

Brand new shower room to include a wide walk in shower cubicle with thermostatic shower, WC, towel rail and a wash hand basin within a vanity unit and a newly fitted roller blind.

### Bedroom

Double bedroom furnished with new furniture to include a double bed frame and mattress, bed side tables, chest of drawers and a wardrobe. The carpets have just been replaced and newly fitted venetian style blinds are fitted.

### Features and benefits

The apartment has recently undergone extensive refurbishment, including the installation of a new kitchen and shower room, full redecoration, new flooring in parts, and fitted blinds throughout. There's also access to a communal yard to the rear of the property.

### Location

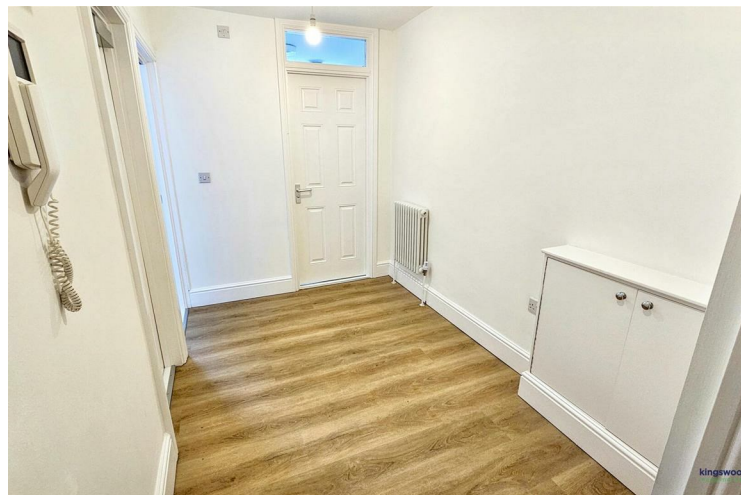
Located in Mapperley Park, the flat is ideally located. It's within walking distance to Nottingham City Centre, offering a large selection of amenities - Carrington and Sherwood are also nearby which offer plenty of choice. QMC, City Hospital and both universities can also be easily accessed by public transport or by car.

### Material information

- Electricity supply: mains connection.
- Gas supply: mains connection.
- Water and sewerage status: mains connection with water meter.
- Heating and hot water status: via a gas combi boiler.
- Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).
- Flood Risk: Surface Water = Very Low. Rivers and Sea = Very Low. Ground water = This location is outside of a groundwater flood alert area. Reservoirs = Flooding from reservoirs is unlikely in this area.
- Coal mining area location: on a coalfield.
- Planning permission: See [nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/](http://nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)
- Council: Nottingham City Council

### Terms and conditions

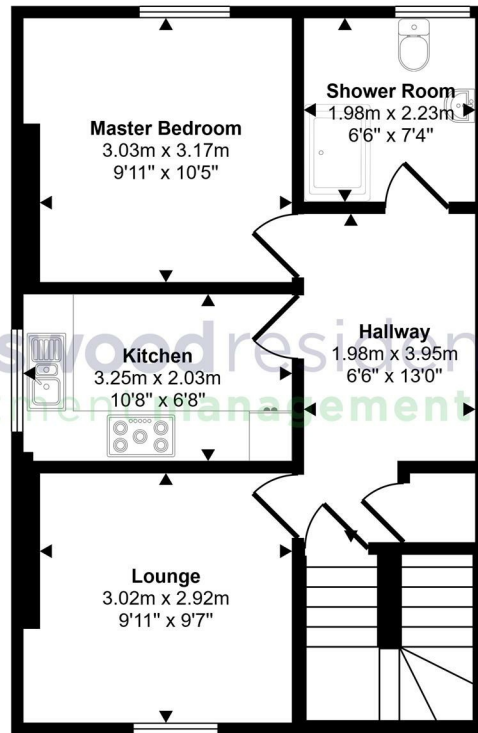
Initial holding deposit, equivalent to 1 weeks rent, being £196.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £980. First months rent in advance. Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, TDS tenancy deposit scheme and the Propertymark Client Money Protection Scheme.



- Access to communal yard to the rear
- Situated within the sought after leafy suburb of Mapperley Park
- Council tax band = A
- EPC Rating = C

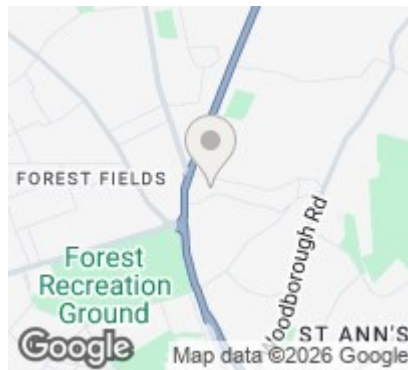


Approx Gross Internal Area  
45 sq m / 488 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C      Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Nottinghamshire  
1 East Circus Street  
Nottingham  
NG1 5AF

01157043163  
enquiries@kingswoodrim.co.uk  
www.kingswoodrim.co.uk

