



## 4 NORDEAN COURT & GARAGE SOMERSBY ROAD

**£850 PCM**

Situated in the popular Mapperley area, this well-presented two-bedroom 2nd floor flat has been freshly redecorated with new carpets throughout, offers two double bedrooms, garage, excellent transport links, and a balcony perfect for sunny days. **VIRTUAL TOUR AVAILABLE**



• VIRTUAL TOUR AVAILABLE • Private balcony and garage included • Modern kitchen and bathroom • 2 double sized bedrooms

## Entrance Hallway

The entrance hallway benefits from an intercom system, a fitted door mat, and newly fitted grey carpet. There are two storage cupboards providing practical storage space.

## Living Room

The living room is finished with brand-new carpet and fresh white walls, creating a bright and neutral living space. Blackout curtains and curtain pole are fitted, while large sliding doors allow plenty of natural light to flood the room and provide access to the balcony. The balcony has a wooden bench and overlooks Nordean Road.

## Bedroom 1

The first bedroom is a generously sized double bedroom featuring brand-new carpet and fresh white walls. It includes a white venetian blind and a charming wooden feature fireplace with faux marble backing, adding character to the room.

## Bedroom 2

The second bedroom is a smaller double bedroom, also finished with brand-new carpet and fresh white walls. A white venetian blind is fitted, making this room ideal as a bedroom or home office.

## Kitchen

The kitchen is fitted with wooden-effect vinyl flooring, complemented by sleek white cabinets and a dark marble-effect laminate worktop. Appliances include an oven, electric hob, stainless steel sink, stainless steel extractor fan, fridge freezer, and space for a washing machine.

## Bathroom

The bathroom includes a sink, WC, and a shower over the bath,

along with a towel radiator, mirrored cabinet, and shower curtain with rail. The room is finished with wooden-effect vinyl flooring and beige marble-effect wall tiles, creating a clean and modern finish.

## Location

Property includes a garage for storage or for car parking. On street parking is also available. The area offers local conveniences and services within walking distance or a short bus ride, including nearby convenience stores and small shops. The wider Woodthorpe/Sherwood area also provides a variety of cafés, independent shops, and local services just a short journey away. Woodthorpe Grange Park, a large public park with gardens and leisure space. There are several bus stops within a short walk of the property which provide regular links to Nottingham city centre and Arnold.

## Relevant information

- Access: Enter the flat via communal area and up 3 small sets of stairs to get to the 2nd floor.
- Electricity supply: mains connection
- Water and sewerage status: mains connection
- Heating and hot water status: Gas central heating
- Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk)
- Flood risk: River and Sea: Very low; Surface Water: Low; Groundwater: Unlikely; Reservoirs: Unlikely

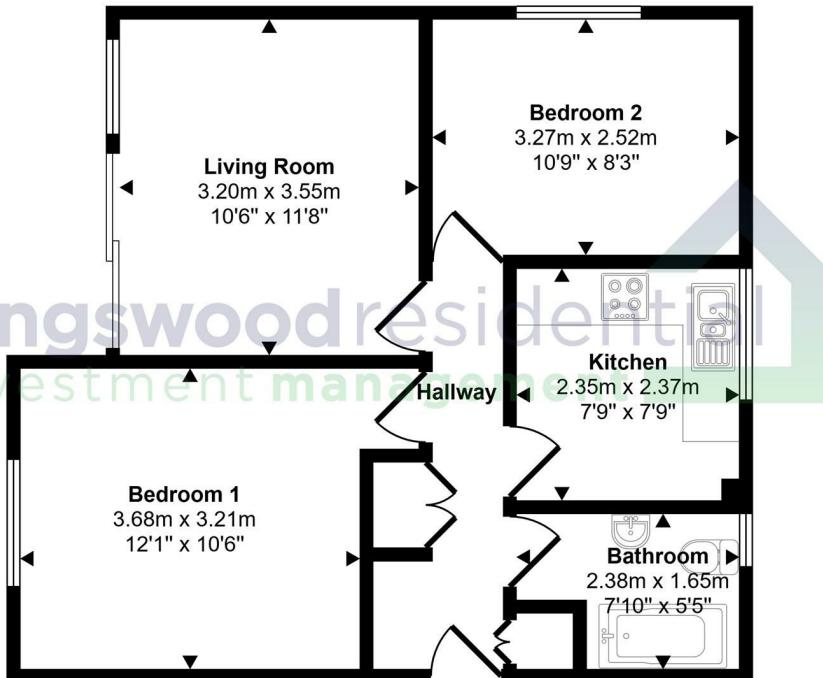


- Brand new carpets throughout
- Newley re-decorated throughout
- Fridge/freezer included
- Council tax band = A
- EPC Rating - C
- Ideal location, great transport links

- Coalfield or mining: Located on the coalfield
- Planning permission: Please see [gedling.gov.uk/resident/planningandbuildingcontrol/planningapplications/](http://gedling.gov.uk/resident/planningandbuildingcontrol/planningapplications/)
- Council Tax Band = A (Gedling Borough Council)
- EPC Rating = C



Approx Gross Internal Area  
49 sq m / 529 sq ft



Floorplan

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

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