



840 Woodborough Road, Nottingham, NG3 5QQ £995 Per Calendar Month



A two double bedroom apartment with sophistication and style, set within the superb location of Mapperley and conveniently located for the city centre and all transport links.

The property has its own private gated entrance through to a large parking area. CCTV Security.

The apartment has been fully refurbished with high quality fittings throughout and presented to a very high standard. Both bedrooms have ensembles, along with separate wc and utility room.

Viewing highly recommended.



Entrance Hallway

With cupboard housing hot water tank.

Kitchen diner

10'9" x 10'10" (3.28 x 3.32)

New fully fitted modern kitchen and worktops with matching splashback and upstands. Integrated dishwasher, fridge and freezer. Built in oven, electric hob and extractor hood.

Lounge

14'6" x 9'9" (4.424 x 2.99)

Freshly decorated throughout with new carpet. Two wall uprighters. Large window with views over Mapperley.

Utility room

4'7" x 5'6" (1.4 x 1.7)

With base unit and worktops, fitted sink. Space for washing machine and dryer.

W.C

4'6" x 4'11" (1.37m x 1.50m)

with pedestal wash basin and w.c

Bedroom 1

14'10" x 9'2" (4.54 x 2.8)

Freshly decorated throughout with new carpets. Door through to:-

Ensuite

5'8" x 5'6" (1.75 x 1.7)

Bath with shower over, glass shower screen, w.c, pedestal wash hand basin.

Bedroom 2

15'8" x 9'2" (4.8 x 2.8)

Freshly decorated throughout with new carpets. Door through to:-

Ensuite

7'6" x 4'5" (2.3 x 1.35)

Enclosed shower cubicle, pedestal wash hand basin, w.c.



GROUND FLOOR
745 sq ft (69.3 sq m) approx.

TOTAL FLOOR AREA: 745 sq ft (69.3 sq m) approx.

While every attempt has been made to ensure the accuracy of the floor plan, the seller does not warrant the accuracy of the floor plan. The seller does not warrant the accuracy of the floor plan. The seller does not warrant the accuracy of the floor plan. The seller does not warrant the accuracy of the floor plan.

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	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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