



Apartment 1 840 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 ensuites, along with separate wc and utility room.

Viewing highly recommended.



Entrance Hall

With cupboard housing hot water tank.

Kitchen Diner

12'0" x 11'0" (3.66 x 3.36)

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 Area

10'5" x 14'6" (3.18 x 4.42)

Utility Room

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

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

W.C

4'11" x 4'6" (1.5 x 1.39)

with pedestal wash basin and w.c

Bedroom 1

11'10" x 13'10" (3.63 x 4.23)

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

Ensuite

8'0" x 5'6" (2.46 x 1.7)

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

Bedroom 2

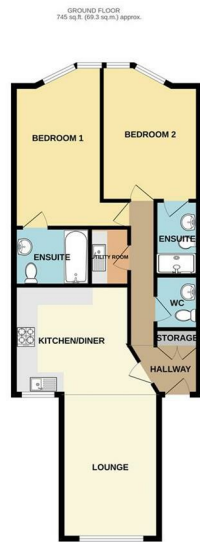
8'8" x 14'9" (2.66 x 4.513)

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

Ensuite

5'6" x 3'5" (1.7 x 1.06)

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



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 floor plan is provided for guidance only and should not be relied upon for the purpose of a purchase. The seller, its agents and any other person involved in the sale of the property 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	77	
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.