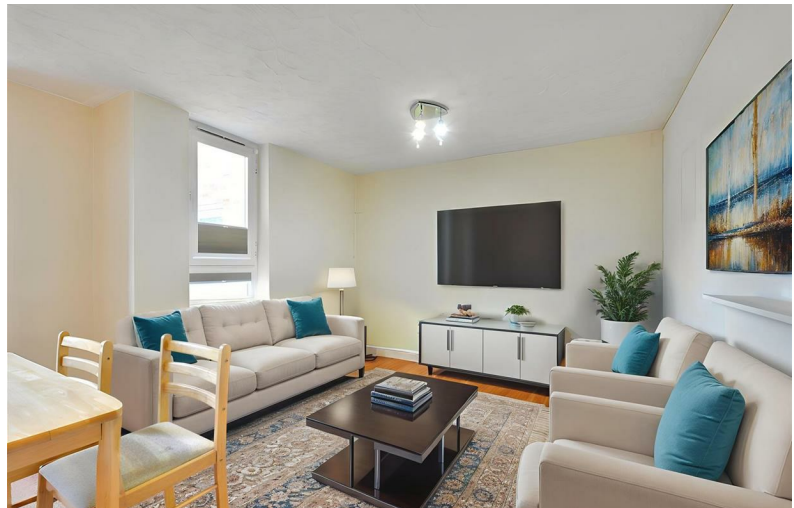




Woodborough Road,
Mapperley, Nottingham
NG3 4LN

£78,950 Leasehold



IDEAL INVESTMENT OR FIRST-TIME BUYER OPPORTUNITY

Robert Ellis is delighted to present this well-presented ONE-BEDROOM APARTMENT located in the sought-after New Alexandra Court in Mapperley, Nottingham. Offering lift access to all floors and modern, well-maintained communal areas, this property combines convenience with comfort.

Positioned within walking distance of Nottingham city centre, the apartment provides easy access to a variety of shops, amenities, and excellent transport links, making it ideal for both professionals and investors.

Internally, the property features an entrance hallway leading to a spacious open-plan living area and kitchen, a generous double bedroom, and a modern bathroom. Externally, secure gated parking adds further appeal.

This apartment must be viewed to fully appreciate the quality and location on offer. Contact our office today to arrange your viewing!



Entrance Lobby

6'6 x 4' approx (1.98m x 1.22m approx)

Wall mounted electrical consumer unit, ceiling light point, panelled doors leading off.

Bedroom 1

9'05 x 13'09 approx (2.87m x 4.19m approx)

The spacious double bedroom benefits from having UPVC double glazed window to the side elevation, wall mounted electric heater, ceiling point.

Family Bathroom

9'06 x 6'01 approx (2.90m x 1.85m approx)

UPVC double glazed window to the side elevation, three piece suite comprising walk-in quadrant shower enclosure with electric triton shower above, pedestal wash hand basin with separate hot and cold taps, low level flush WC, ceiling light point, wall mounted dimplex heater, tiling to the walls, tiling to the floor, extractor fan, shaver point with fitted light.

Open Plan Kitchen Living

19'03 x 13'08 approx (5.87m x 4.17m approx)

This spacious open plan living dining kitchen benefits from having a range of matching wall, base and drawer units incorporating laminate work surfaces over, integrated oven with ceramic hob above and built in extractor fan over, space and point for freestanding fridge freezer, space and plumbing for freestanding washing machine, sink with mixer tap above, tiled splashbacks, ceiling light points, linoleum floor covering to kitchen area with carpeting to main living space, wall mounted electric heater, feature and electric fire place incorporating surround hearth, UPVC double glazed windows to side elevation., secure door entry system.

Outside

The exterior includes secure gated allocated parking and communal grounds.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

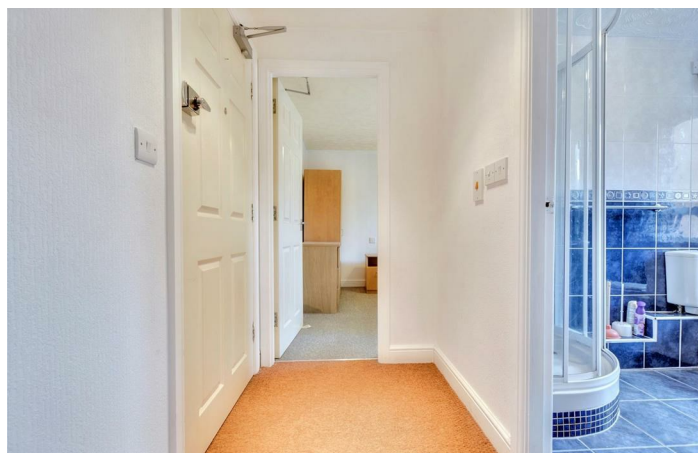
Flood Defences: No

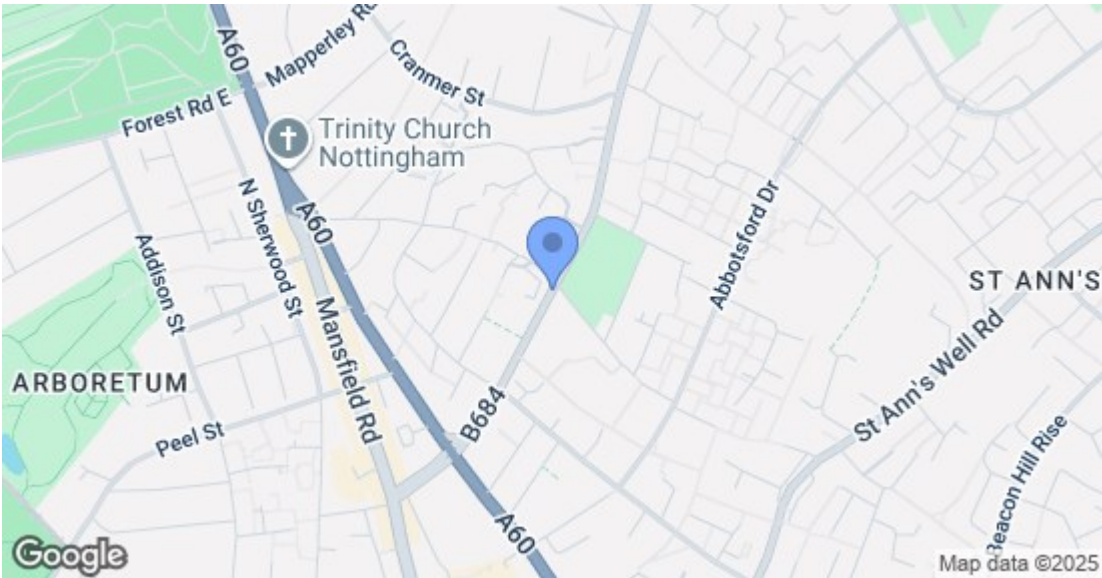
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

I069NM-CF





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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.