



Woodborough Road,
Mapperley, Nottingham
NG3 5QG

£80,000 Leasehold



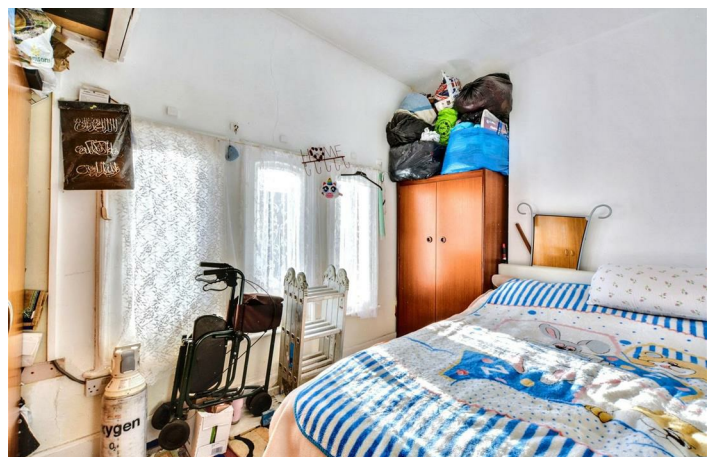
A One-Bedroom First Floor Flat – Ideal for First-Time Buyers or Landlords

This one-bedroom first-floor flat is perfect for those taking their first step onto the property ladder or landlords seeking an excellent investment opportunity.

The property features a well-appointed fitted kitchen, a bright and spacious bay-fronted living room, and a family bathroom, providing comfortable and practical living spaces. Outside, the large communal gardens offer plenty of outdoor space to enjoy.

Conveniently situated on Woodborough Road, this property benefits from excellent transport links, with just a five-minute bus journey into Nottingham city centre. Local amenities, including shops, cafes, and more, are only a short walk away, ensuring everything you need is close at hand.

With its superb location and plenty to offer, this property is not to be missed. Viewing is highly recommended to appreciate the potential of this fantastic flat.



Entrance Hallway

9'4 x 5'9 approx (2.84m x 1.75m approx)

UPVC double glazed composite door to the front elevation, ceiling light point, staircase leading to the first floor landing, electrical consumer unit, storage cupboard, UPVC double glazed window to the side elevation.

First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch, wall mounted radiator, ceiling light point, panelled doors leading off to rooms.

Living Room

13'03 x 11'03 approx (4.04m x 3.43m approx)

UPVC double glazed sectional bay window to the side elevation, loft access hatch, ceiling light point, wall mounted double radiator, built in storage cupboard, airing cupboard housing gas central heating boiler with further storage cupboard above, panelled door leading through to kitchen.

Kitchen

8'5 x 12' approx (2.57m x 3.66m approx)

Window to side elevation, a range of matching wall and base units incorporating work surface above, stainless steel sink with hot and cold tap over, electric triton shower, space and point for freestanding cooker, space and point for a freestanding fridge freezer.

Family Bathroom

5'2 x 6'07 approx (1.57m x 2.01m approx)

Window to front elevation, panelled bath with mixer tap with shower attachment over, low level flush WC, vanity wash hand basin with storage cupboard above, tiled splashbacks, ceiling light point, built-in storage cupboard.

Bedroom 1

11'03 x 8'08 approx (3.43m x 2.64m approx)

Window to front elevation, ceiling light point, wall mounted radiator.

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, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

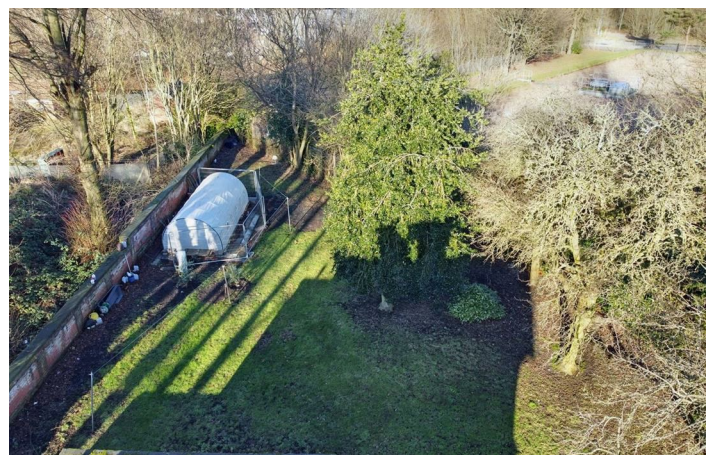
Flood Risk: No flooding in the past 5 years

Flood Defences: No

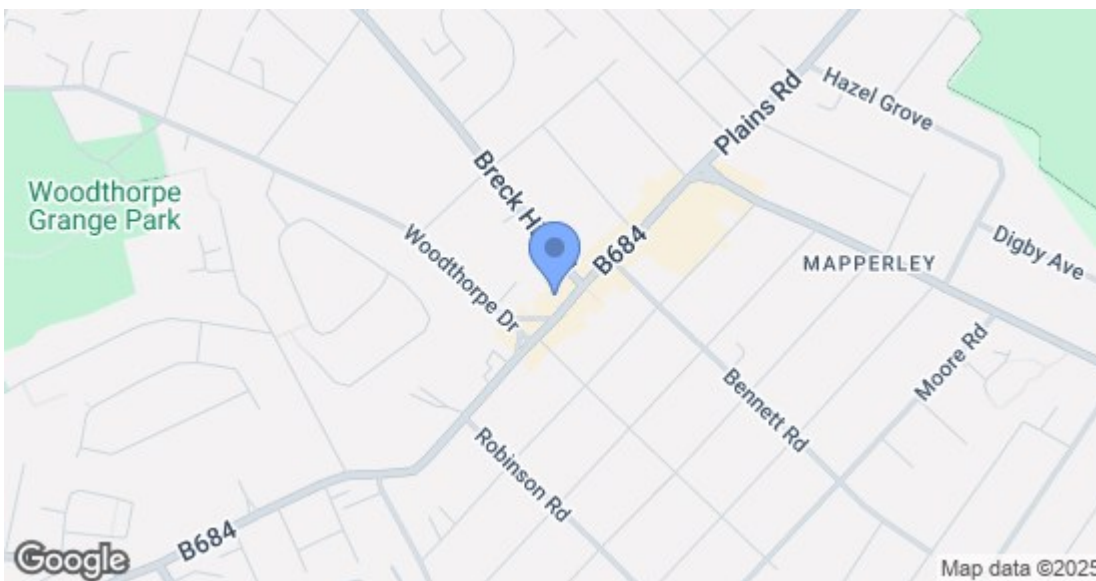
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



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.