



Goddard Court,  
Mapperley Plains, Nottingham  
NG3 5RP

**£160,000 Leasehold**



Robert Ellis Estate Agents are delighted to offer for sale this well presented TWO BEDROOM, FIRST FLOOR APARTMENT situated within a very popular development on Mapperley Plains, Nottingham.

Located on Mapperley Plains, the area offers excellent transport links including regular bus services to Nottingham City Centre and surrounding neighbourhoods, local shopping facilities including Sainsbury's close at hand and county walks on Gedling Park being just a short drive away.

The property comprises of a communal reception with stairs up to the first floor landing. Private entrance hallway, open plan living, dining and modern kitchen, two double bedrooms, one with en-suite and then a modern bathroom.

The property also benefits from double glazing, clean & tidy communal areas, allocated parking and visitor parking.

Ideal for first time buyers or investors - Contact the office now to arrange your viewing!



Entrance Hallway

Open Plan Living/Dining/Kitchen  
21'7" x 12'9" approx (6.6 x 3.9 approx)

Bedroom One  
11'5" x 8'6" (3.5 x 2.6)

En-Suite

Bedroom Two  
11'5" x 7'6" approx (3.5 x 2.3 approx)

Bathroom  
6'6" x 6'2" approx (2 x 1.9 approx)

Outside  
Allocated Parking

Leasehold Information:

Lease Start Date - 28 Jun 2010

Lease End Date - 01 Apr 2133

Lease Term - 125 years from 1 April 2008

Lease Term Remaining - 109 years

Council Tax

Gedling Council

Tax Band C

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Mains Gas

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 44mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

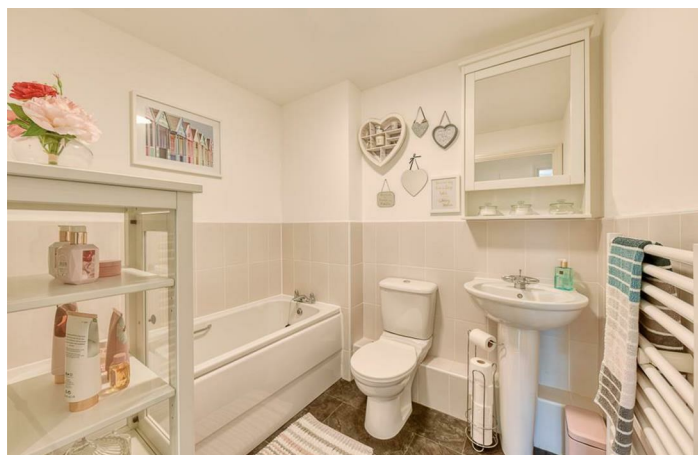
Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.