



New Alexandra Court,  
Woodborough Road,  
Mapperley, Nottingham

**£87,000 Leasehold**

0115 648 5485



/robertellisestateagent



@robertellisea





\*\*INVESTMENT OR FTB OPPORTUNITY\*\* \*\*

Robert Ellis is delighted to offer this very well-presented ONE-BEDROOM APARTMENT situated in New Alexandra Court, Mapperley, Nottingham. The property benefits from LIFT ACCESS to each floor with well-presented communal areas.

The property is within walking distance from the city centre shops, along with excellent transport links.

Internally the property comprises of an entrance hallway with doors leading off to an open-plan living space and kitchen, double bedroom and bathroom. Gated parking is also included.

A viewing of this property is highly recommended to appreciate the accommodation on offer! Contact the office to arrange your viewing today.



### Entrance Hallway

19'8"36'1" x 9'10"36'1" approx (6'11 x 3'11 approx)

Entrance door leading into the entrance hallway. Linoleum flooring. Ceiling light point. Intercom system. Internal door leading into the kitchen/living room, bedroom and bathroom.

### Kitchen / Living Room

11'07 x 22'2 approx (3.53m x 6.76m approx)

This open plan fitted kitchen with living and dining space benefits from having 2 UPVC double glazed windows to the side elevation. Floor standing Dimplex heater. Ceiling light points. Range of contemporary handle less white gloss units incorporating laminate worksurfaces. 1.5 bowl sink and swan neck dual heat tap above. Integrated oven. Integrated dishwasher. Integrated microwave. 4 ring induction hob with built-in stainless and glass extractor unit above. Space and point for a freestanding fridge freezer. Additional wine chiller. Decorative fireplace. Ample space for seating and dining

### Bedroom

12'01 x 11'07 approx (3.68m x 3.53m approx)

UPVC double glazed window to the side elevation. Wall mounted Dimplex heater. Ceiling light point.

### Bathroom

7'06 x 6'09 approx (2.29m x 2.06m approx)

UPVC double glazed window to the side elevation. Tiled flooring. Wall mounted Dimplex heater. Tiled walls. Ceiling light point. Shaver point. Modern 3 piece suite comprising of a quadrant walk-in shower enclosure with electric Mira shower above, pedestal wash hand basin and a low level flush WC.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Electric

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

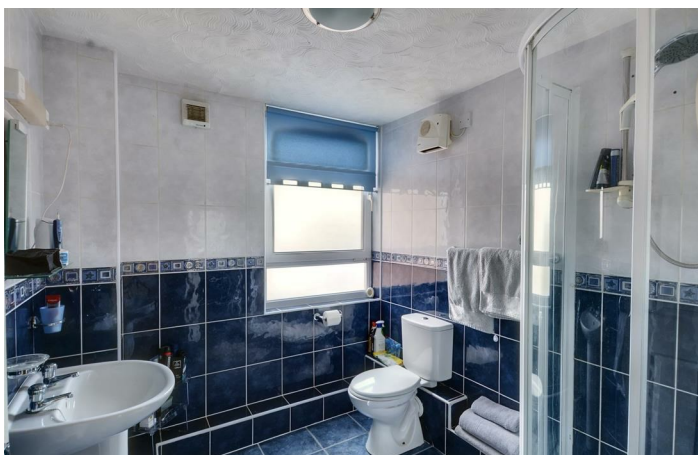
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

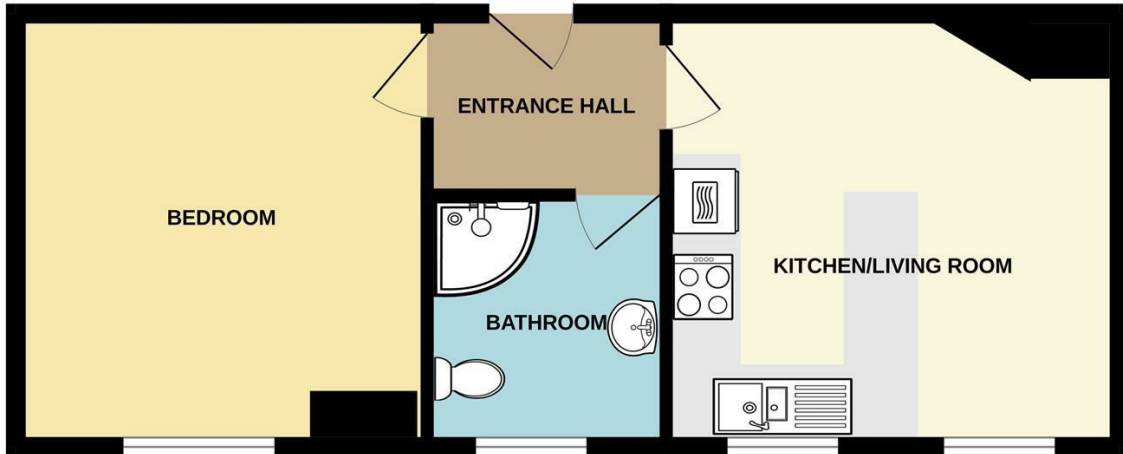
Any Legal Restrictions: No

Other Material Issues: No

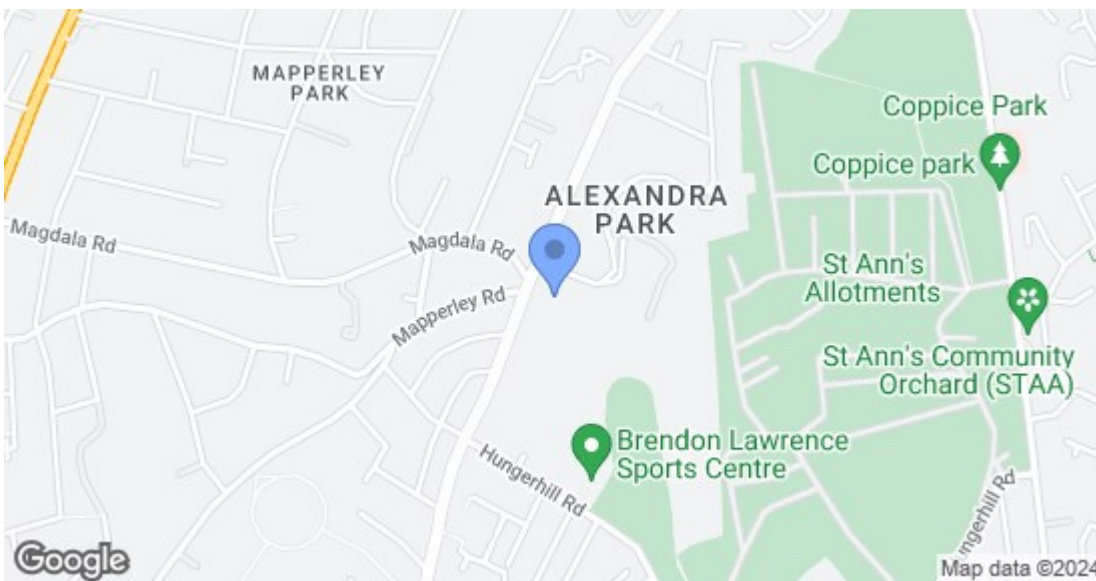




GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		58	
(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.