



## Plains Road, Mapperley, Nottinghamshire NG3 5GR

**Guide Price £115,000**

GUIDE PRICE: £115,000 - £120,000

TOP FLOOR LIVING.....

This top floor apartment would make a perfect first time buy with the property being located in a highly regarded area with brilliant access to Mapperley Top, Gedling County Park and excellent transport links.

There is an open plan lounge, dining, kitchen area as well as a good sized double bedroom with a built in wardrobe serviced by a modern bathroom suite.

Outside there is gated car park with a secure allocated parking space.

The property is presented to a high standard throughout and must be viewed to be appreciated.

NO CHAIN

\*360° VIRTUAL TOUR AVAILABLE\*



ACCOMMODATION

Entrance Hall

The entrance hall has a wall heater, the utility cupboard with a washer dryer and access to the accommodation

Kitchen/Diner/Lounge

19'0" x 12'1" (5.8 x 3.7)

The kitchen has a range of wall and base units, a stainless steel sink with mixer taps, an integrated oven with electric hob and extractor fan, an integrated dishwasher, integrated fridge, integrated freezer, spotlights on the ceiling and a wall heater.

The living space has a TV point and double glazed french doors that open up to a Juliet style balcony

Bedroom

11'5" x 9'10" (3.5 x 3.0)

The bedroom has a double glazed window, a wall heater and sliding door wardrobes

Bathroom

6'10" x 5'6" (2.1 x 1.7)

The bathroom has a low level flush WC, a hand wash basin, bath with an overhead shower, part tiled walls, a heated towel rail and spotlights on the ceiling

OUTSIDE

This property benefits from an allocated parking space in a secure, gated car park

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