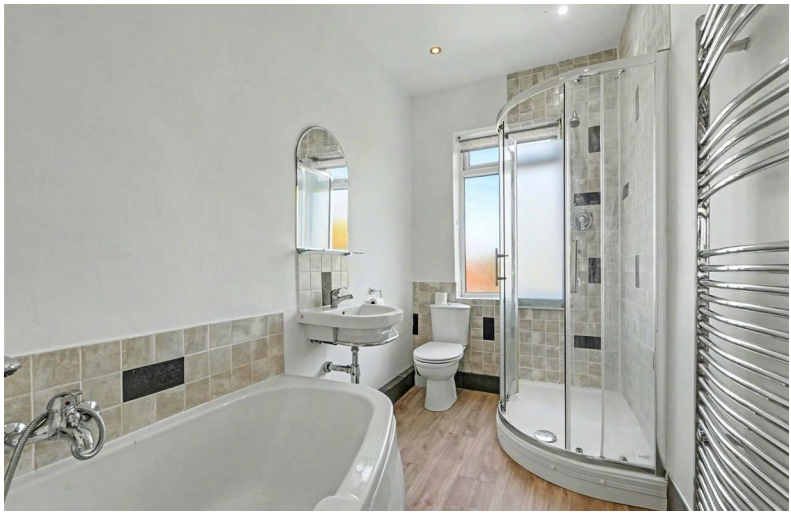
Robert Ellis

look no further...







SPACIOUS APARTMENT FOR SALE!

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A rare opportunity to acquire a deceptively spacious and versatile home, ideally positioned between Sherwood and Mapperley.

Set across three floors, this substantial property offers flexible accommodation to suit a variety of lifestyles. The layout includes three generous double bedrooms plus an additional room that could serve as a fourth bedroom, second reception room, home office or hobby space. Further accommodation includes a spacious lounge, modern fitted kitchen, utility room and ground floor WC.

High ceilings and well-proportioned rooms create a bright and airy atmosphere throughout, while the private balcony provides an attractive spot to relax. The property's adaptable layout makes it an excellent choice for growing families, professionals working from home, or those simply seeking additional living space.

Conveniently located close to Nottingham City Centre, excellent transport links, green spaces and the vibrant amenities of Sherwood, this is a unique home that offers both character and practicality in equal measure.





Kitchen
13'3 x 6'6 approx (4.04m x 1.98m approx)
UPVC door, radiator, tiled floor, double glazed window to the side, ceiling spotlights, tiled splashbacks, range of wall, base and drawer units with work surfaces over incorporating a double sink and drainer with mixer tap, plumbing for a slim-line dishwasher, space for a fridge freezer, electric fan oven with gas hob above and cooker hood over, door to the utility and inner hall.

Utility Room
3'5 x 4' approx (1.04m x 1.22m approx)
Boiler, double glazed window to the side, tiled floor, plumbing for a washing machine, wash hand basin with mixer tap and tiled splashback.

Cloaks/w.c.
1'9 x 3'5 approx (0.53m x 1.04m approx)
Low flush w.c., double glazed window to the side, radiator.

Inner Hallway
Carpeted flooring, radiator, door to:

Lounge
12'9 x 11'1 approx (3.89m x 3.38m approx)
Double glazed window to the rear, radiator, carpeted flooring.

First Floor Landing
Stairs to the first floor with carpeted flooring, stairs to the second floor and doors to:

Bedroom 1
14'6 x 10'1 approx (4.42m x 3.07m approx)
Double glazed window to the rear, radiator, carpeted flooring.

Bedroom 2
15'4 x 12'5 approx (4.67m x 3.78m approx)
Carpeted flooring, double glazed window and door to balcony, radiator.

Second Floor Landing
Carpeted flooring, door to:

Bedroom 3
15'6 x 12'6 approx (4.72m x 3.81m approx)
Double glazed window to the front, radiator, carpeted flooring.

Bedroom 4
8'7 x 10'1 approx (2.62m x 3.07m approx)
Double glazed window to the rear, radiator, carpeted flooring, built-in storage.

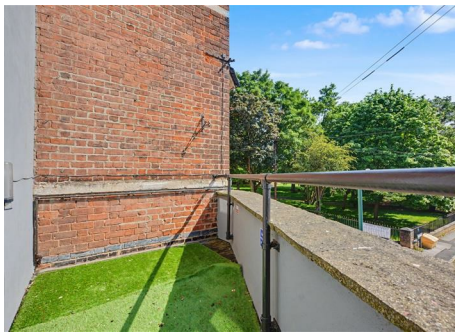
Bathroom
10'11 x 5'11 approx (3.33m x 1.80m approx)
LVT flooring, double glazed window, corner bath with mixer tap and shower attachment, tiled splashbacks, hand wash hand basin with mixer tap, low flush w.c., heated towel rail, shower cubicle with mains fed shower, ceiling spotlights.

Outside
There is a low maintenance garden to the rear.

Council Tax
Nottingham Council Band A



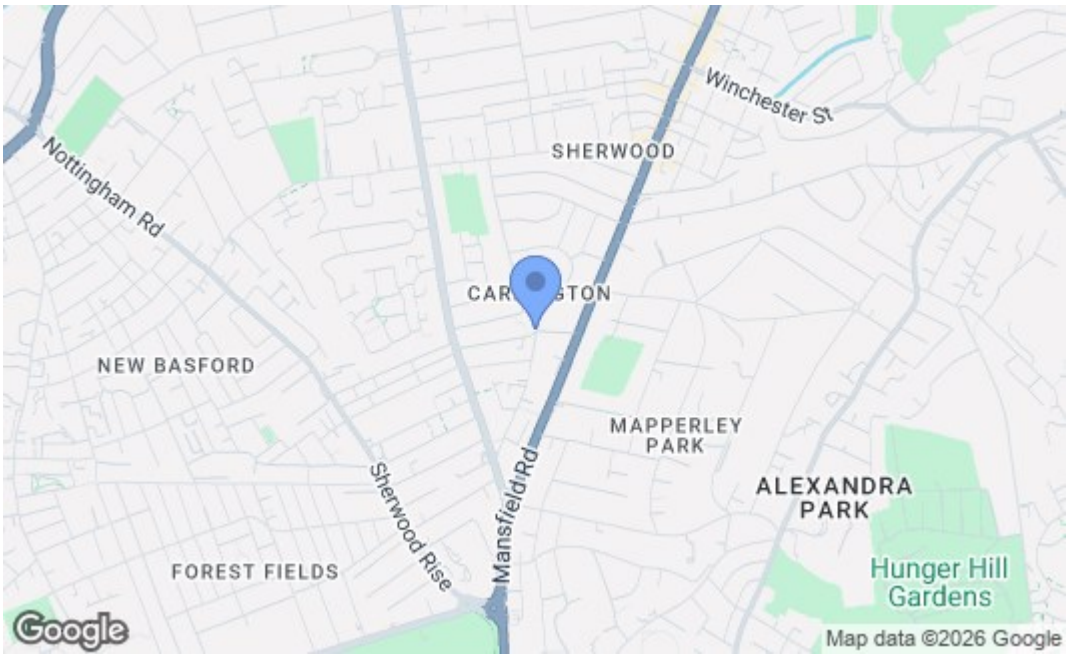


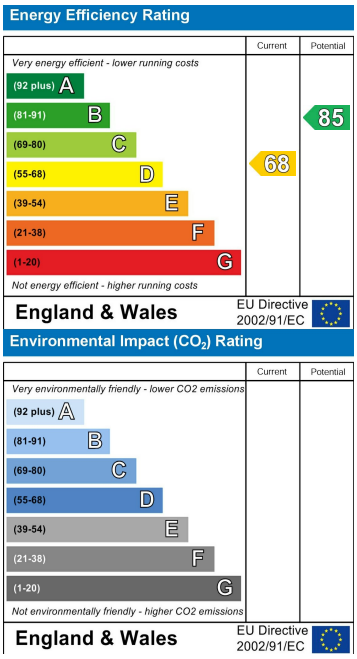












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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