



## Apt 26, Woodthorpe Mews Woodthorpe Drive, Woodthorpe – NG5 4AT

Guide Price £160,000

DavidJames  
the estate agent





## Apartment 26

Woodthorpe Mews Woodthorpe Drive,  
Nottingham

Modern and spacious 2-bed 2-bath apartment within easy reach of both Mapperley and Sherwood's vibrant amenities – offered with no chain and ideal for a first-time buyer, professional or investor!  
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Modern second floor apartment in sought-after development
- Offered to the market with no upward chain
- An ideal first-time purchase or investment opportunity
- Ideally positioned for Mapperley and Sherwood's vibrant amenities
- Walking distance to Woodthorpe Park and nearby green spaces
- Generous open-plan living/kitchen area with a feature Juliet balcony
- Fitted kitchen with a range of integrated appliances
- Two generous double bedrooms (main bedroom with an en-suite and built-in wardrobe)
- Secure gated development with intercom entry system
- Allocated parking space with shared visitor spaces within a secure gated car park
- Great public transport links on the doorstep with a travel time into Nottingham City Centre













Approximate total area<sup>(1)</sup>

68.8 m<sup>2</sup>

741 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

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