



## 11 Parry Court Hazel Grove, Mapperley – NG3 6DR

Guide Price £230,000

DavidJames  
the estate agent



## 11 Parry Court Hazel Grove

Mapperley, Nottingham

Offered with no chain, this well-presented one bed ground floor retirement garden apartment for the over 60's sits just a short walk from Mapperley's excellent amenities and transport links!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

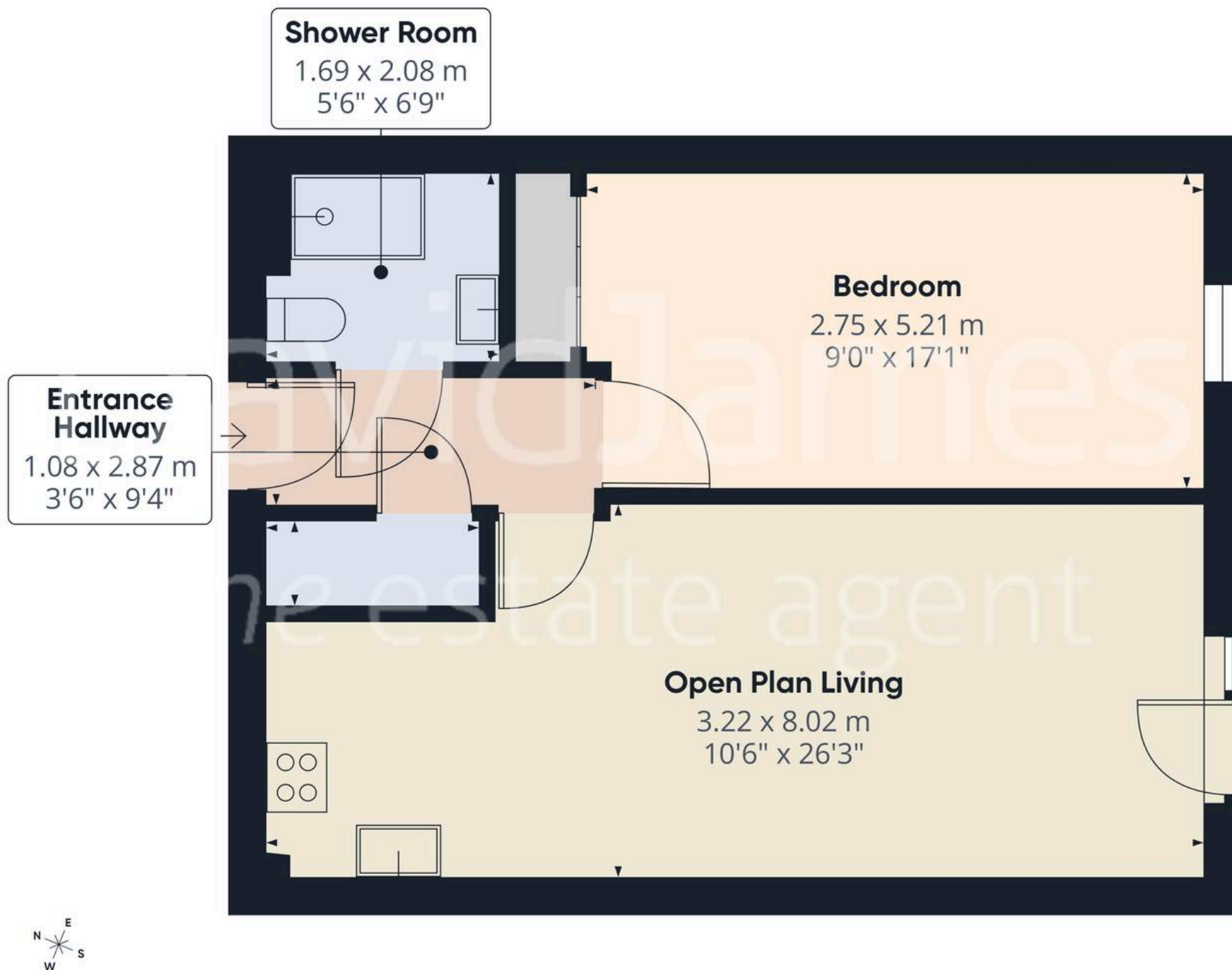
EPC Environmental Impact Rating: C

- Ground floor retirement garden apartment
- Offered to the market with no upward chain
- Available to the over 60's
- Set in the popular Parry Court development just a short walk from Mapperley's amenities and bus services
- Bright and spacious open plan lounge/diner/kitchen
- Modern kitchen with a range of integrated appliances
- Direct access to landscaped communal gardens
- One double bedroom with in-built wardrobes
- Accessible shower room with double-width shower cubicle
- 24/7 lifeline emergency call system, residents lounge, laundry room and private parking









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

46.7 m<sup>2</sup>  
503 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.

GIRAFFE360



## David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.