

# HoldenCopley

PREPARE TO BE MOVED

Melville Court, Mapperley Park, Nottinghamshire NG3 5DP

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**£775**

## Melville Court, Mapperley Park, Nottinghamshire NG3 5DP





## TWO BEDROOM MAISONETTE...

This ground floor maisonette is well presented throughout but it also benefits from being situated in a sought after area within close proximity to Nottingham City Centre as well as other local amenities and excellent transport links. Internally, the property comprises of an entrance hall with a storage cupboard, a spacious living room, a kitchen diner featuring modern glossy units and two bedrooms, both with built in storage, serviced by a shower room suite. Outside there is a low maintenance multi level garden to the rear.

MUST BE VIEWED







- Ground Floor Maisonette
- Two Bedrooms
- Modern Kitchen
- Spacious Living Room
- Shower Room
- Plenty Of Storage Space
- Rear Tiered Garden
- Close To Nottingham City Centre
- Garage
- 360 Virtual Tour Available











## ACCOMMODATION

### Entrance Hall

The entrance hall has wood effect flooring, a built in storage cupboard, a wall mounted radiator and a UPVC door provides access into the accommodation

### Kitchen

11'8" x 9'10" (3.57 x 3.01)

The kitchen has wood effect flooring, a range of fitted base and wall units with rolled edge work surfaces, a stainless steel sink with a drainer and mixed taps, an integrated oven with an electric hob and extractor fan, an integrated washing machine, space for a fridge freezer, a breakfast bar that seats two, part tiled walls, a wall mounted radiator and a double glazed window

### Living Room

18'9" x 10'2" (5.72 x 3.12)

The living room has wood effect flooring, a TV point, wall lighting, a wall mounted radiator, coving to the ceiling and a double glazed bay window

### Shower Room

7'6" x 6'9" (2.30 x 2.07)

The shower room has tile effect flooring, a low level flush W/C, a pedestal hand wash basin, a shower cubicle, a chrome heated towel rail, a mirror fronted storage cabinet, tiled walls and a double glazed courtesy window

### Master Bedroom

12'11" x 10'3" (3.96 x 3.13)

The main bedroom has wood effect flooring, a wall mounted radiator, coving to the ceiling, two built in storage cupboards and a sliding door that leads out to the rear

### Bedroom Two

11'1" x 7'8" (3.39 x 2.35)

The second bedroom has wood effect flooring, a wall mounted radiator and a sliding mirror door wardrobe and a double glazed window

## OUTSIDE

### Rear

To the rear of the property is a private enclosed tiered garden with a decking area, an artificial lawn and a range of plants and shrubs

There is also a separate garage in a block situated away from the property

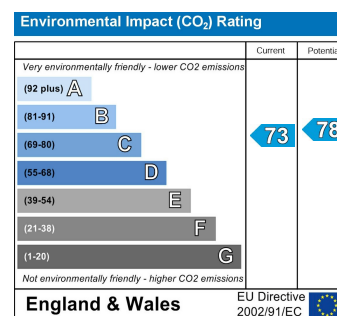
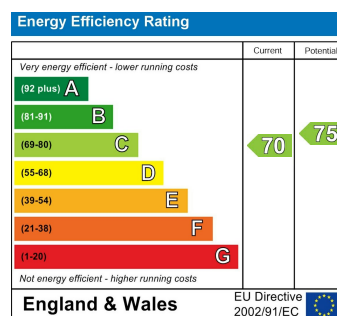
### Garage

In communal Block

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Approx. Gross Internal Area of the Ground floor:

**760.58 Sq Ft - 70.66 Sq M**

Approx. Gross Internal Area of the Entire Property:

**760.58 Sq Ft - 70.66 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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**01156712555**

**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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