



**Ebers Road, Mapperley Park, Nottingham, NG3 5DY**

**£180,000 Leasehold**

  
**MARTIN&CO**



## Ebers Road, Mapperley Park

1 Bedroom, 1 Bathroom

£180,000

- One Bedroom Top Floor Flat
- Off Road Parking
- Deceptively Spacious Throughout
- Master Bedroom With Fitted Wardrobes
- Sought After Location
- No Onward Chain
- Ideal BTL or FTB

Deceptively spacious this one bedroom top floor flat offers charm and character throughout and is situated in this sought after location affording easy proximity to an array of local amenities and transport links to the City Centre. The property briefly comprises of an entrance hall with stairs leading to the second floor landing, a living room with feature fireplace and sloped ceilings, a fitted dining/kitchen, double bedroom with fitted wardrobes and a large shower room. The apartment also benefits from an off road parking space and is being offered to the market with no onward chain. Making an ideal first time purchase or buy to let investment, early viewing is strongly recommended.



**ENTRANCE HALL 9' 1" x 3' 3" (2.77m x 0.99m)**

Accessed via the first floor with fitted carpet and stairs rising to the second floor.

**LANDING** The second floor landing has a fitted carpet, storage cupboard, intercom system, loft hatch, skylight and fitted ceiling spotlights

**LIVING ROOM 17' 3" x 14' 6" (5.26m x 4.42m)** With wood effect laminate flooring, uPVC double glazed windows to the front and side elevations, feature fireplace with surround and hearth, wall mounted radiator and two wall lights.

**DINING/KITCHEN 10' 4" x 8' 4" (3.15m x 2.54m)** With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset hob and extractor hood over, washing machine plumbing, vinyl floor covering, wall mounted radiator, uPVC double glazed window to the side elevation and

fitted ceiling spotlights.

**BEDROOM 12' 7" x 10' 11" (3.84m x 3.33m)** With a fitted carpet, uPVC double glazed window to the rear elevation, fitted wardrobe, wall mounted radiator and two wall lights.

**SHOWER ROOM 9' 0" x 6' 9" (2.74m x 2.06m)** Comprising of a shower enclosure with an electric shower, low flush w.c., pedestal wash hand basin, tiled and vinyl flooring, part wall tiling, wall mounted radiator, uPVC double glazed window to the side elevation and fitted ceiling spotlights.

**EXTERNAL** The property benefits from a driveway providing off road parking for one vehicle.











## Martin & Co Nottingham

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