



**Park View, Mapperley, Nottingham, NG3 5FD**

**£995 Per Month**

**DavidJames**  
the estate agent

# About This Property

A well-presented three-bedroom townhouse in the popular area of Mapperley. Freshly decorated throughout, including new carpets, the property features a comfortable living room and a spacious dining kitchen fitted with a built-in hob, oven and extractor. Double patio doors open from the dining kitchen directly onto the rear garden, creating a seamless indoor-outdoor flow perfect. Upstairs, there are two generously sized double bedrooms along with a versatile third bedroom, ideal for use as a home office, nursery or guest room. The accommodation is completed by a brand new bathroom fitted with a three-piece suite and shower over the bath. Externally, the property benefits from a low-maintenance rear garden with a lawn and patio area, along with the added advantage of a garage. Conveniently located close to Woodthorpe Park, local amenities and excellent public transport links.

## TENANCY DETAILS

Available From: NOW

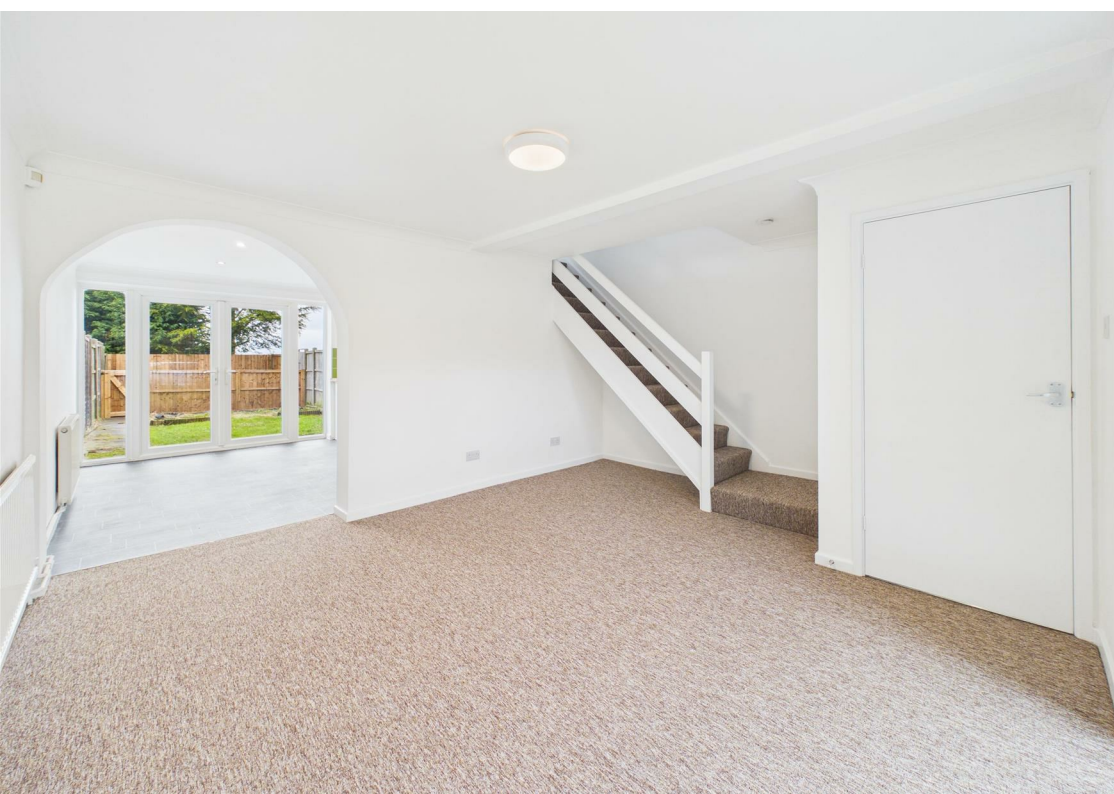
Furnishing: Unfurnished

EPC Rating: C

Council Band: A

- Well-presented townhouse
- Three bedrooms (including two double bedrooms)
- Freshly decorated throughout and newly fitted carpets
- Bright living room and a spacious dining kitchen, built-in hob, oven and extractor
- Double patio doors to rear garden
- BRAND NEW bathroom with shower over bath
- Full double glazing & gas central heating
- Low-maintenance garden with lawn and patio
- Garage in separate garage block
- Access to local amenities and transport links







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area\***  
74.6 m<sup>2</sup>  
801 ft<sup>2</sup>

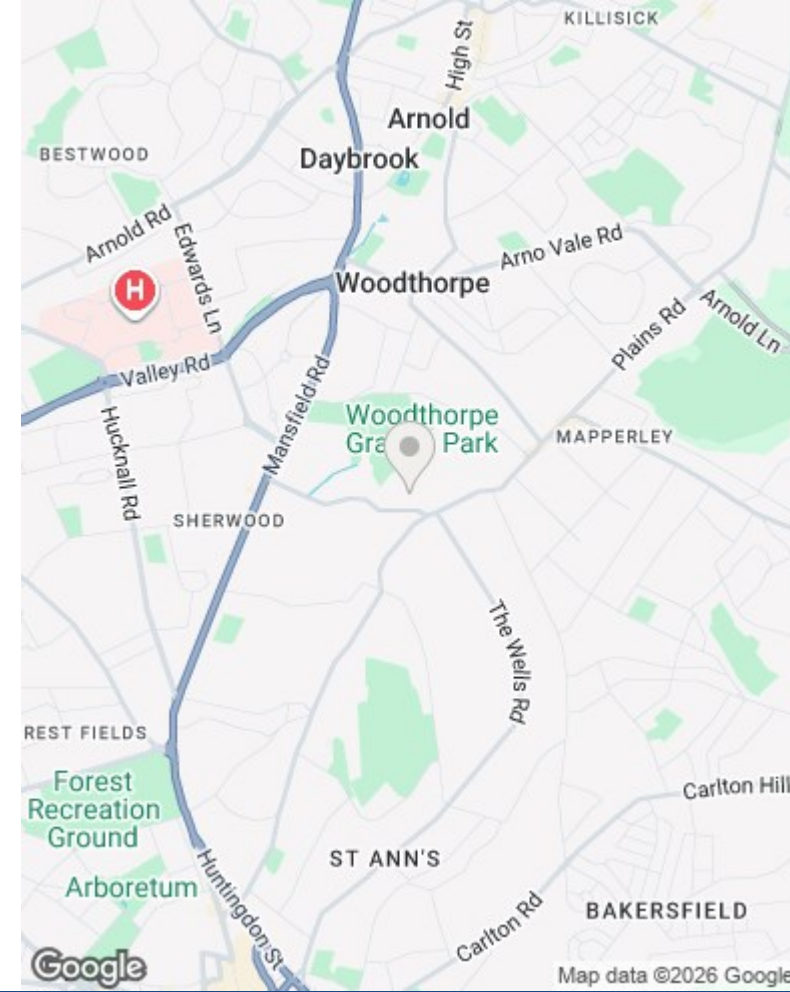
**Reduced headroom**  
1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
----- Below 1.5 m/5 ft

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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**Council Tax Band: A  
Nottingham City Council**

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