



 2

 1

 1

 D

DavidJames
the estate agent

Mansfield Court, Mansfield Road, Nottingham, NG5 2BW

Guide Price £120,000

About This Property

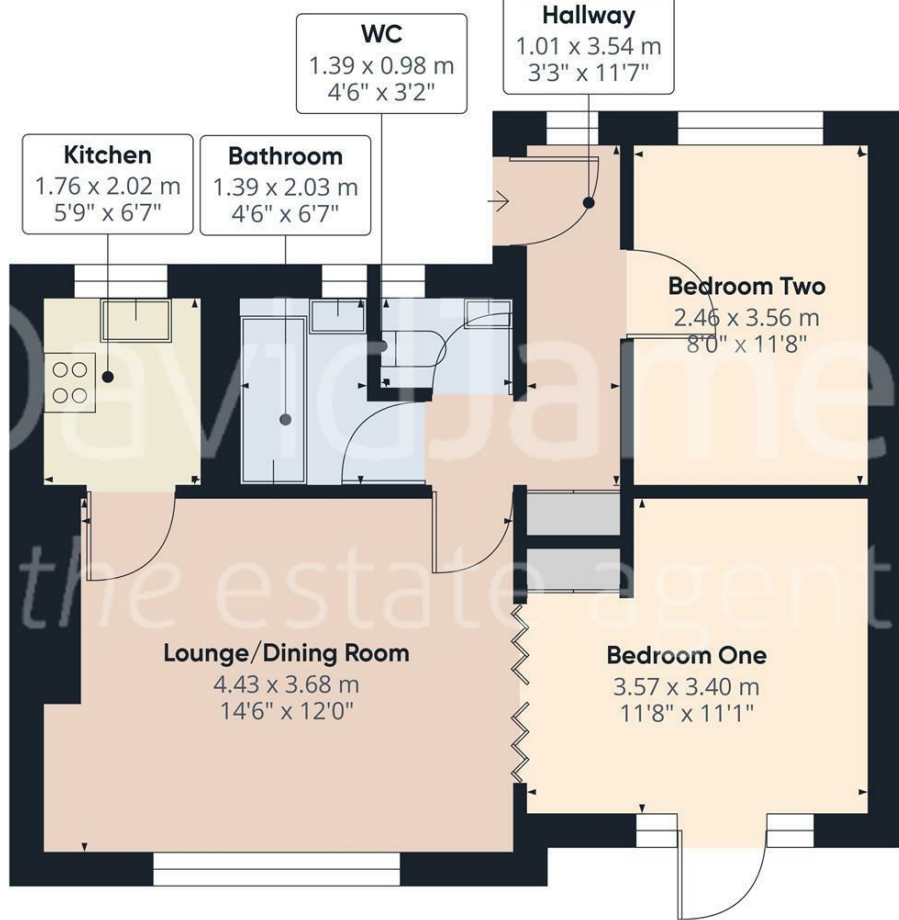
CASH BUYERS ONLY. This charming second-floor flat in a distinctive art-deco style block offers a harmonious blend of classic charm and modern living. As you step into the entrance hall, you're greeted by ample storage space and original parquet flooring which extends throughout the living space and bedrooms. Bedroom one boasts a glazed door opening to a serene, private west-facing balcony, perfect for enjoying the evening ambiance, while the second bedroom benefits from fitted solid wood shutters, ensuring privacy and tranquility. The generous lounge/dining area, with its picture front window complete with solid wood shutters, provides a cozy yet elegant space for relaxation and entertainment. The kitchen comes equipped with an integrated oven and hob set upon tiled flooring. The bathroom features a white suite with the convenience of a shower off mixer taps, complemented by a separate WC with a washbasin. There is also recently installed electric panel heating and art-deco style slimline steel windows. Outside, there are communal lawned gardens and the property is positioned at the end of a communal walkway, granting some privacy. This flat is perfectly situated on frequent bus routes for access to the city centre and Sherwood's amenities.



- Second floor flat in this art-deco style block
- Two bedrooms, both with original parquet flooring
- Bedroom one with glazed door to a private west-facing balcony, bedroom two with fitted solid wood shutters to the window
- Entrance hall with storage cupboard and original parquet flooring
- Lounge/dining room with original parquet flooring, fireplace and picture window to the front elevation with solid wood shutters
- Kitchen with integrated oven and hob and tiled flooring
- Bathroom with white suite and shower off mixer taps
- Separate Wc with washbasin
- Recently fitted electric panel heating, art-deco style slimline steel windows
- Communal lawned gardens, situated at the end of a communal walkway for increased privacy





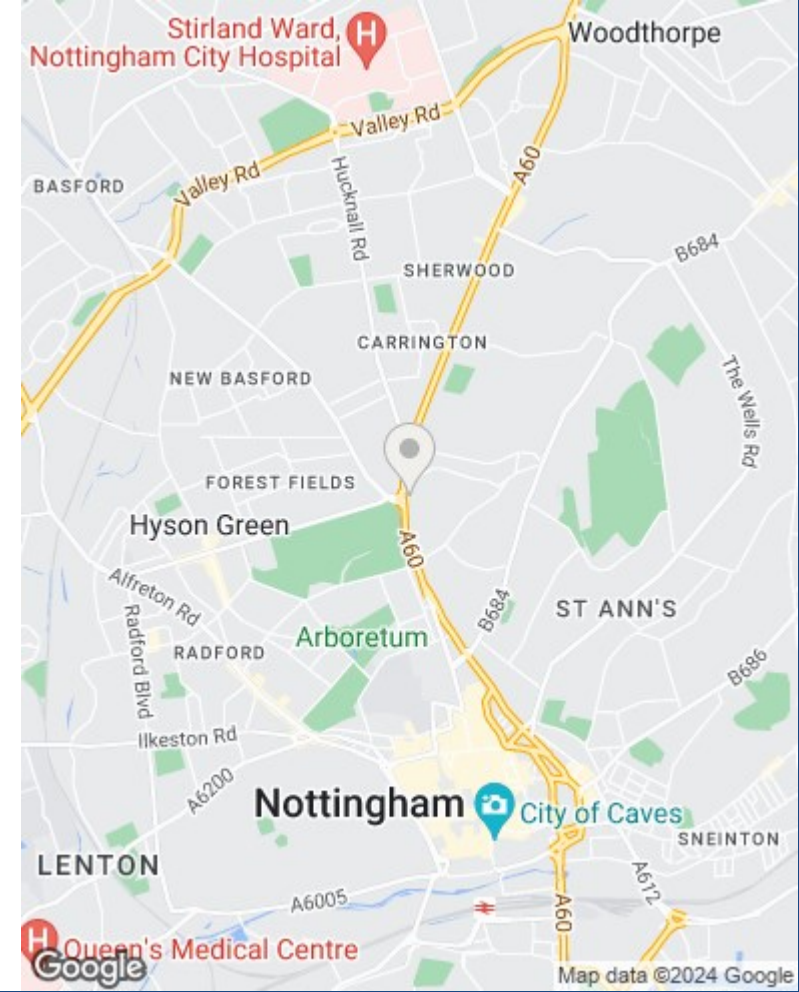


Approximate total area**
51.02 m²
549.14 ft²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Nottingham City Council
Leasehold

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Nottingham, NG3 5JU
t: 0115 962 4213 e: mapperley@david-james.com

