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**DavidJames**  
the estate agent

**Beech Court, Mapperley, Nottingham, NG3 5PZ**

**£85,000**

## About This Property

NO CHAIN! A well-presented second floor retirement apartment for the over 60's (over 55's for couples) with Mapperley's excellent amenities & frequent bus services to the city on the doorstep! The property boasts a lounge/dining room, kitchen with a range of units, double bedroom with built-in wardrobes & a shower room/WC. Communally, the property benefits from a house manager, laundry facilities & a resident's lounge as well as access to beautiful established gardens.

- A well-presented second floor retirement apartment
- One double bedroom with built-in wardrobes
- Good-sized lounge/dining room
- Kitchen with a range of units
- Shower room/WC
- Hallway with useful storage
- Onsite facilities including house manager and laundry room
- Communal lounge
- Well-established communal gardens
- Sold to the market with no upward chain





**Shower Room**  
2.04 x 1.66 m  
6'8" x 5'5"

**Hallway**  
2.40 x 0.94 m  
7'10" x 3'11"

**Kitchen**  
1.65 x 2.24 m  
5'4" x 7'4"



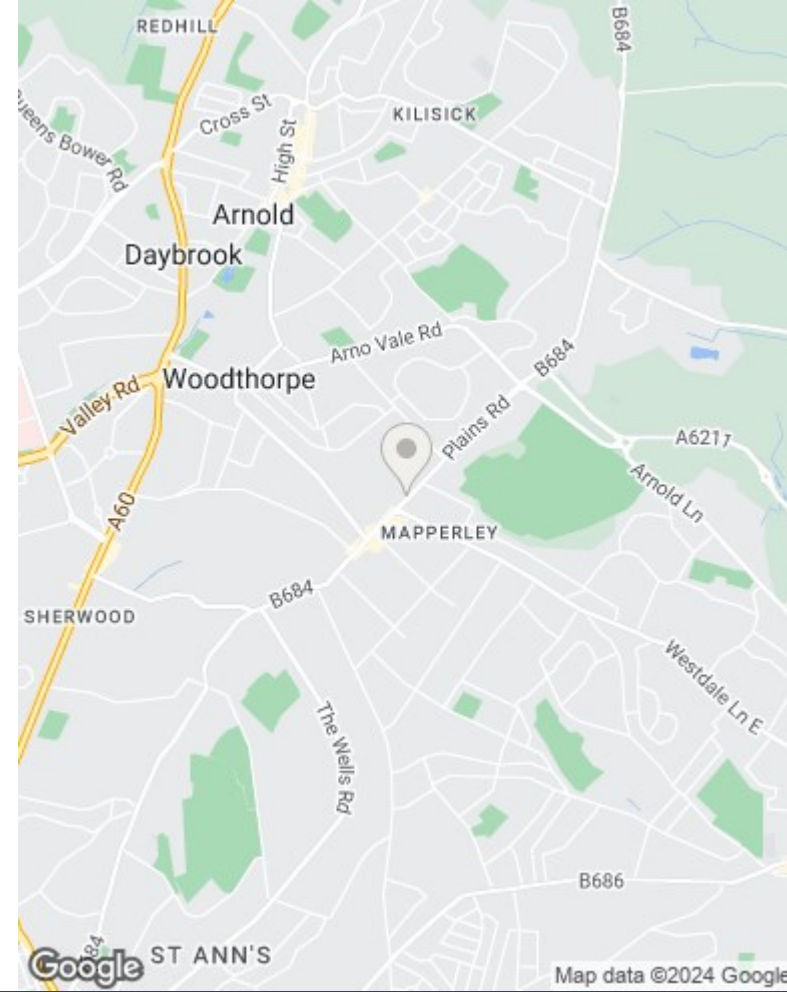
Floor 1

Approximate total area<sup>(1)</sup>  
37.46 m<sup>2</sup>  
403.19 ft<sup>2</sup>

(1) 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.

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**Council Tax Band: B**  
**Gedling Borough Council**  
**Leasehold**

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