



## Apt 34, Woodthorpe Mews, Woodthorpe Drive, Woodthorpe – NG5 4AT

Guide Price £180,000





## Apartment 34

Woodthorpe Mews Woodthorpe Drive,  
Nottingham

Stylish two double bedroom apartment overlooking Woodthorpe Park with Sherwood and Mapperley's amenities nearby! Superb open plan living/kitchen, bathroom and en-suite plus a generous garage beneath!  
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Stylish third floor modern apartment
- Close to both Mapperley and Sherwood's vibrant amenities
- A stone's throw from shops, public transport links and open green spaces
- Ideally suited to professionals seeking a simple commute, first-time buyers and investors
- Superb open-plan living/kitchen space with a large feature balcony overlooking Woodthorpe Park
- Contemporary fitted kitchen with integrated Bosch appliances
- Two generous double bedrooms
- Primary bedroom with fitted wardrobes, en-suite shower room and further balcony
- Modern bathroom fitted with a three-piece white suite
- Secure gated development with a good-sized garage









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

124.6 m<sup>2</sup>

1341 ft<sup>2</sup>

**Balconies and terraces**

6.8 m<sup>2</sup>

73 ft<sup>2</sup>

**Reduced headroom**

4.6 m<sup>2</sup>

49 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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## David James Estate Agents

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