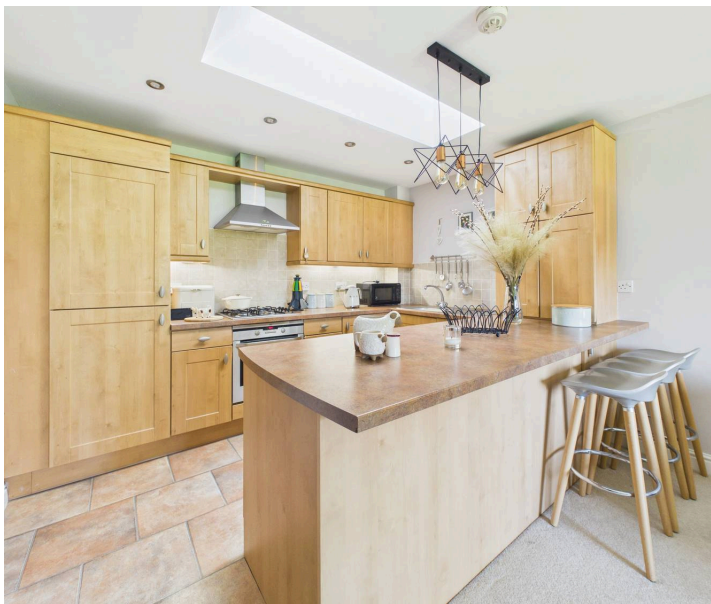
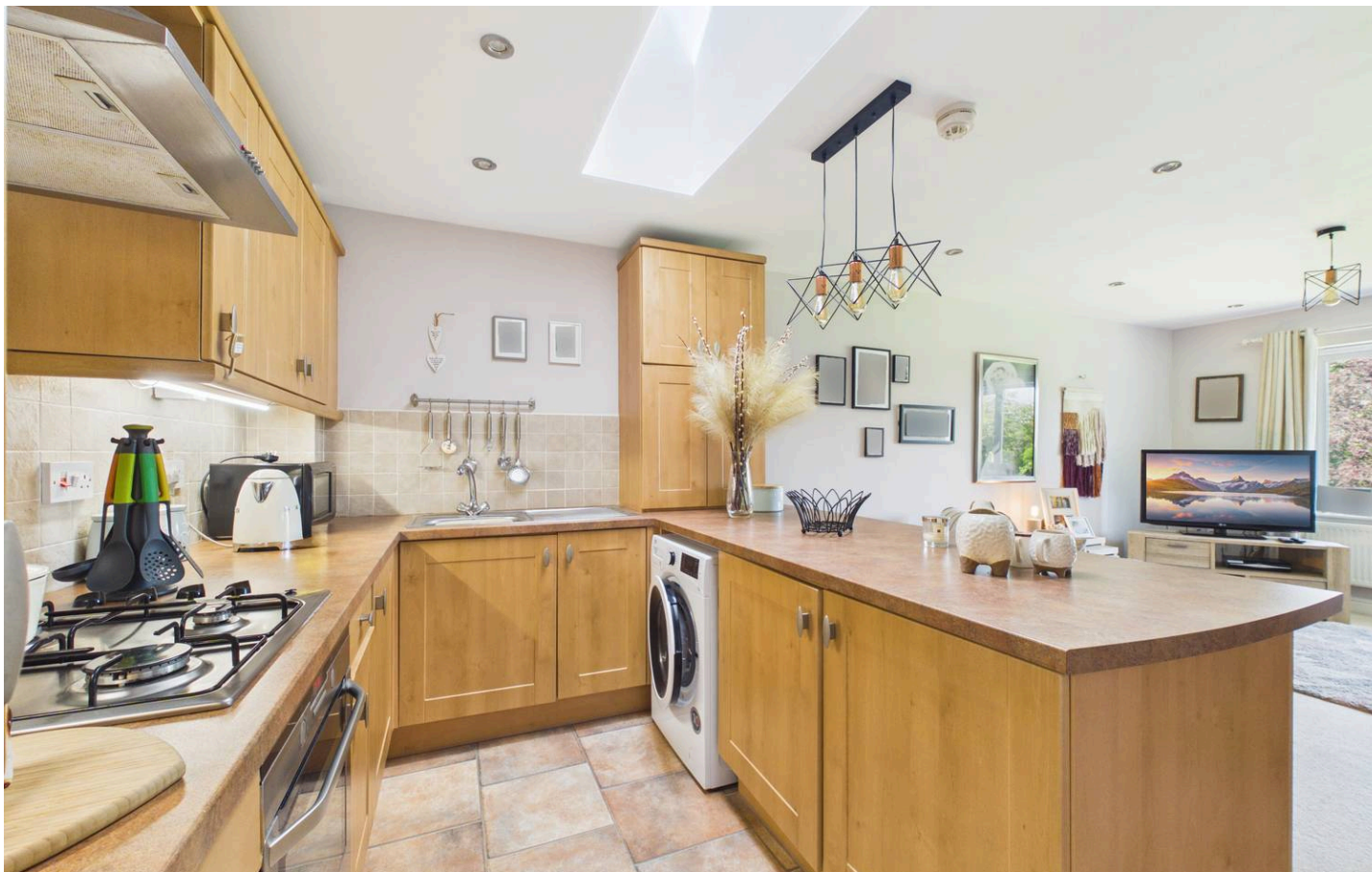




Apt 6, West Court Westdale Lane, Mapperley – NG3 6PZ

Guide Price £170,000





Apartment 6

West Court Westdale Lane, Nottingham

Enjoy easy living in this first-floor apartment in exclusive Mapperley development! Featuring open-plan kitchen/living, two beds, bathroom and en-suite with communal gardens and secure gated parking!

Council Tax band: C

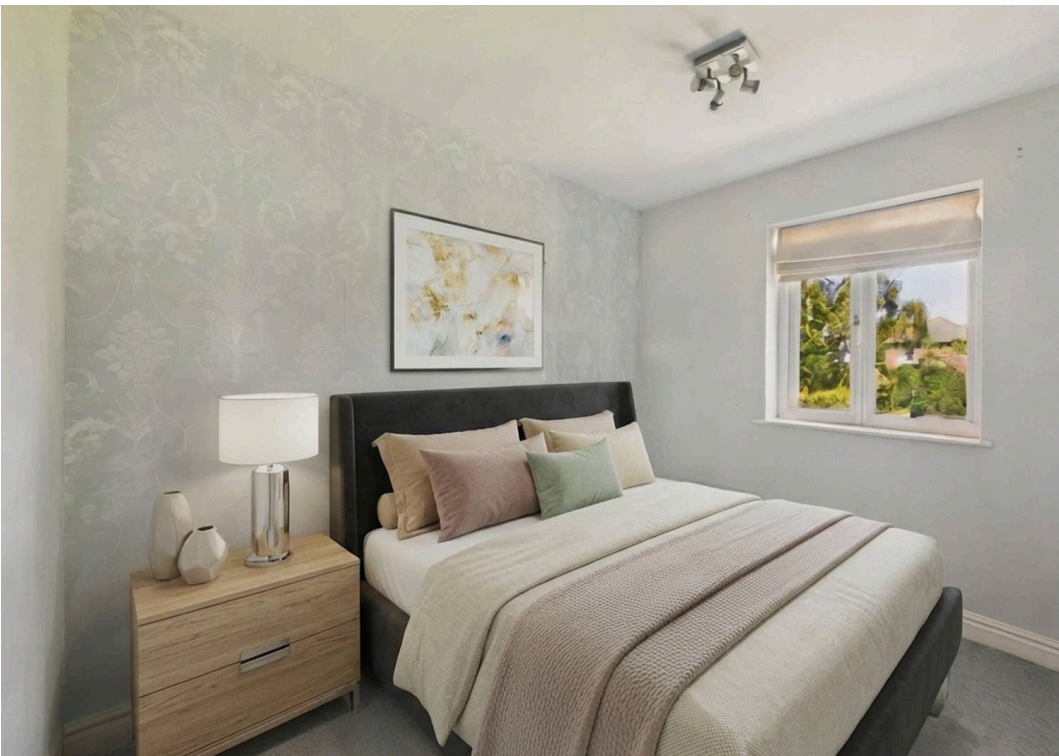
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern first floor apartment in sought-after Mapperley development
- Walking distance of amenities, cafes, restaurants and public transport links
- Ideal for downsizers, working professionals and those seeking single-storey living
- Welcoming entrance hall featuring wood-finish flooring and excellent storage
- Bright, open-plan kitchen/living with clearly defined relaxing and dining zones
- Modern kitchen featuring a range of integrated appliances and breakfast bar
- Two bright and spacious double bedrooms
- White three-piece bathroom suite and separate en-suite shower room
- Established communal gardens with lawns, paving and mature planting
- Secure and allocated parking space within gated compound







Entrance Hallway
1.16 x 2.84 m
3'9" x 9'3"

Bathroom
1.70 x 2.07 m
5'6" x 6'9"

En-suite Shower Room
1.49 x 1.85 m
4'10" x 6'0"



Bedroom One
2.91 x 3.17 m
9'6" x 10'4"

Bedroom Two
2.90 x 2.38 m
9'6" x 7'9"

Open Plan Kitchen/Living
6.99 x 3.42 m
22'11" x 11'2"

Approximate total area⁽¹⁾
55.3 m²
595 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.