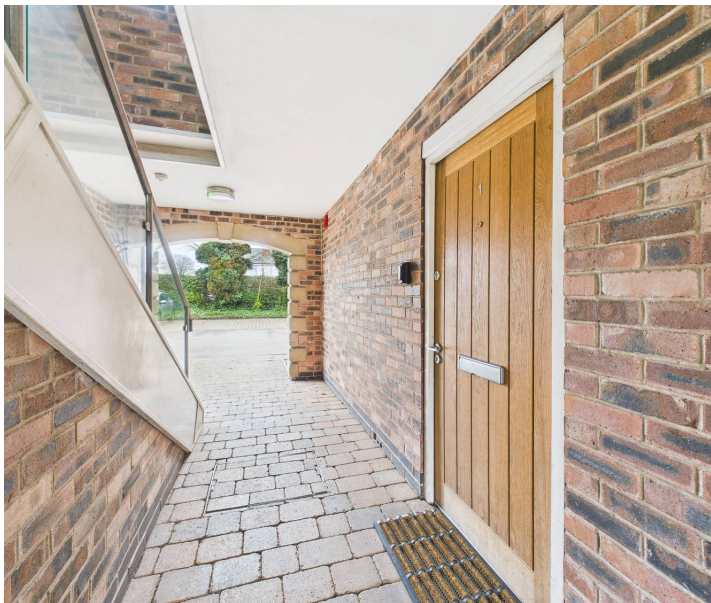




Apt 1, West Court Westdale Lane, Mapperley – NG3 6PZ

Guide Price £150,000

DavidJames
the estate agent



Apartment 1

West Court Westdale Lane, Nottingham

GUIDE PRICE £150,000 - £170,000. Well-presented ground floor apartment in exclusive Mapperley development! Open-plan living, 2 versatile bedrooms, stylish shower room, communal gardens and secure gated parking!

Council Tax band: C

Tenure: Leasehold

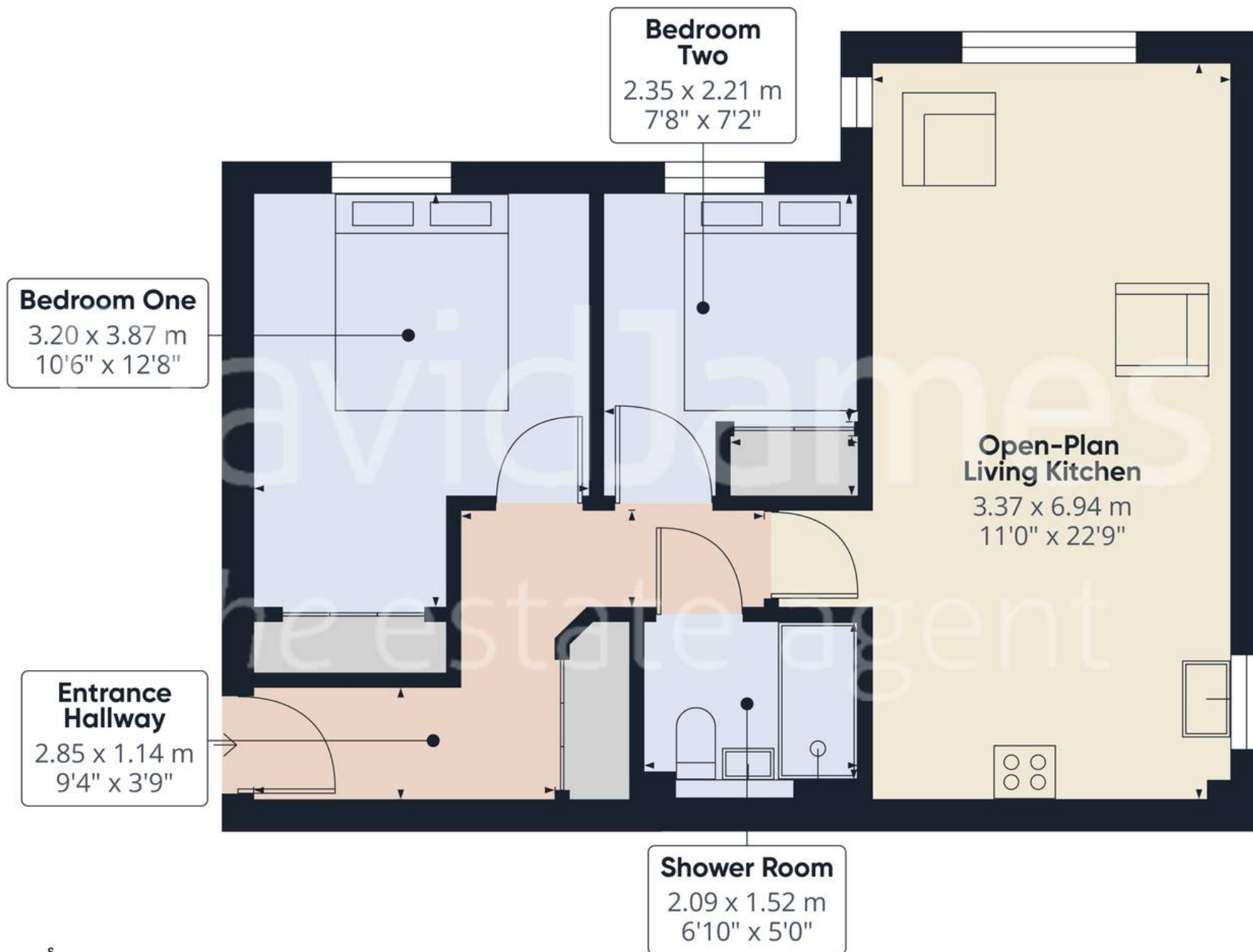
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Superb modern ground floor apartment available with no chain
- Situated within walking distance of Mapperley's amenities, restaurants and public transport links
- Ideal for downsizers, working professionals and those seeking single-storey living
- Entrance hall with useful store & intercom system
- Bright, open-plan living kitchen with clearly defined relaxing and dining zones
- Modern kitchen featuring a range of integrated appliances and breakfast bar
- Two double bedrooms (both benefitting from built-in wardrobes)
- Stylish shower room featuring sleek tiling and a rainfall-style double shower
- Established communal gardens with lawns, paving and mature planting
- Secure, allocated parking space within a gated compound







Approximate total area⁽¹⁾

54.6 m²
590 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.