



Affitto Estate Agents proudly present to the market this ONE-BEDROOM apartment in Mapperley, Nottingham. The property is in a popular established residential area close to a wide range of amenities including schools, shops and public transport links, as well as recreational and leisure facilities.

The property boasts an open plan living/kitchen area which benefits from good quality laminate flooring, ceiling spot lights. The kitchen benefits from having fitted modern wall and base units with built in appliances.

Moving through the apartment, you'll find a generously sized double bedroom which benefits from its own private en-suite bathroom. This well-appointed en-suite includes a walk-in electric shower, W/C, and hand wash basin, all finished to a good standard. The bedroom also boasts fitted wardrobes, laminate flooring, and spot lighting, providing both comfort and practicality.

Located between the bedroom and kitchen/lounge is a separate W/C, with a hand wash basin and a wall mounted mirror.

The apartment is situated within the secure and well-maintained Hine Hall development, which is accessed via electric security gates and offers ample resident and visitor parking. The location is peaceful and private, while still being just a short distance from Nottingham city centre and the vibrant local amenities of Mapperley Top.

(This property is being sold with a tenant in situ, making it an ideal investment opportunity for landlords seeking immediate rental income.)

Viewing is highly recommended so please CONTACT US TODAY to arrange a viewing!

Council Tax Band: A

Tenure: Leasehold (963 years)

Ground Rent: £157.53 per year

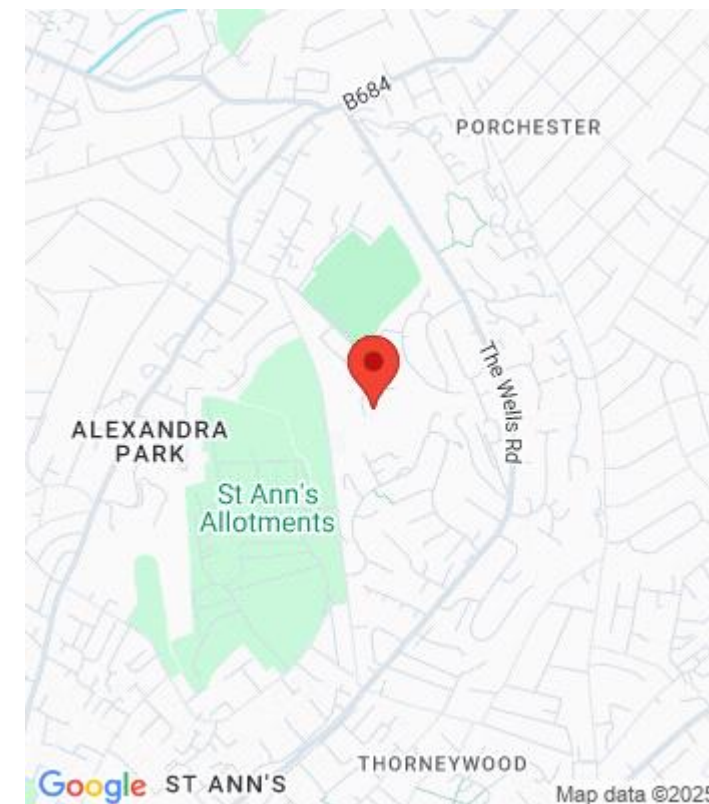
Parking options: Off Street


Garden details: Communal Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.