



Second Floor Three Bedroom apartment

Private Road, Sherwood, Nottingham

Freehold

savills

Three bedrooms, two double • Open plan kitchen diner
• Second floor apartment • Stunning, far reaching views
• Exceeding 1000sqft of accommodation • Off street allocated parking • High, vaulted ceilings throughout • EPC rating = D

Location

The apartment enjoys an enviable location set on Private Road which forms the border of the Mapperley Park Conservation Area and enjoys some of the city's highest quality housing with access part via a remote controlled barrier at the upper level of Private Road. The apartment lies within easy reach of Nottingham city centre (1.7 miles from the property) and the excellent, ever improving facilities nearby in Sherwood (400m from the property). Nottingham train station is 3 miles to the south, providing rail access to London St Pancras in 1 hour and 34 minutes.

Description

Upon entry to the apartment at second floor level there is a spacious entrance hall, laid with solid oak flooring and

providing access to the extent of the living accommodation.

The well-proportioned kitchen diner boasts superb, far reaching views across the city and incorporates beech effect base and wall units, laminated work surfaces and integral appliances to include an electric oven, a 4 burner gas hob and an extractor hood. Space and plumbing is provided for additional appliances such as a dishwasher, fridge freezer and washing machine.

The four piece bathroom suite is fitted with a separate mains fed shower, a pedestal wash hand basin, a low level WC and a fitted bath.

To the front of the property there is a bright, spacious sitting room enjoying an arched window design with a



window seat, an electric fire and solid oak flooring.

There are two double bedrooms, one to the side aspect and the principal bedroom to the front which also enjoys an arched window design with a window seat, alongside fitted wardrobes. The single bedroom sits to the east aspect and is currently being used as a study.

Outside

To the rear of the property there is a communal patio seating area and allocated, off street parking for one vehicle.

General Information

Tenure

Share of freehold

Services

Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing

Strictly by appointment with Savills.



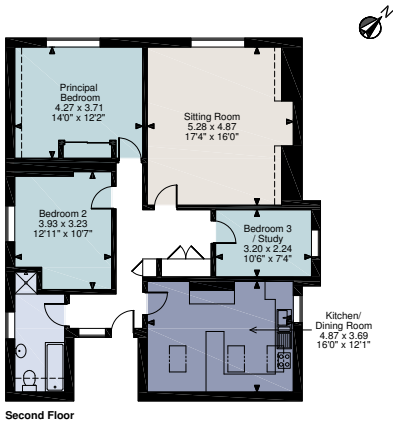
Private Road, Sherwood,
Nottingham



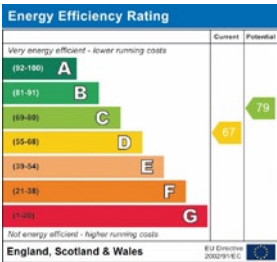
savills

savills.co.uk

Luke Billson
Savills Nottingham
0115 934 8020
nottingham@savills.com



Second Floor
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/9456580/MSZ



For identification only. Not to scale. © 210324

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

