



Flamingo Court, Nottingham
£160,000



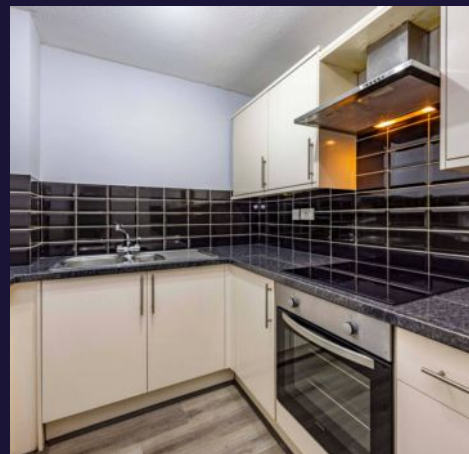
Fabulous Two-Bedroom Apartment – Ground Floor with Garden Views

Comfort Estates are pleased to present this well-maintained and freshly refurbished, two-bedroom ground-floor apartment, ideally located near Castle Marina Retail Park, Nottingham City Centre, and the Queen's Medical Centre.

The property offers a spacious lounge with a dining area, a fitted kitchen, and two double bedrooms—one of which has direct access to a private balcony overlooking communal gardens. A modern bathroom, electric heating, and good storage space adds to the comfort of the home.

Additional benefits include communal parking and well-kept grounds. The apartment is situated in a popular residential area with excellent transport links, making it ideal for professionals, first-time buyers, or investors.

Offered with NO CHAIN, this is a fantastic opportunity to purchase a conveniently located, move-in-ready property. Early viewing is highly recommended.





Introducing this GROUND FLOOR apartment featuring two DOUBLE bedrooms and PARKING. Ideally situated with convenient transport links. With NO CHAIN, this is ideal for investors and first-time buyers.

Council Tax Band: C

Tenure: Leasehold (162 years remaining)

Service Charge: £900 per annum

Ground Rent: £0

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Ground floor apartment
- Off road parking
- Balcony overlooking communal gardens
- Intercom access
- Great location
- Walking distance to local transport links & amenities
- No chain



Living/Dining Room

A good-sized living room with wood effect laminate flooring and window to the front elevation. The room benefits from a large space heater and hatch with the kitchen.

Kitchen

Fitted with a range of base and wall mounted units with inset stainless steel one and a half sink and drainer and integrated oven and induction hob with extractor fan over. Also fitted with a washing machine and fridge-freezer and tiling to splashback and preparation areas.

Bedroom 1

A well-proportioned double bedroom. Window to the rear elevation.

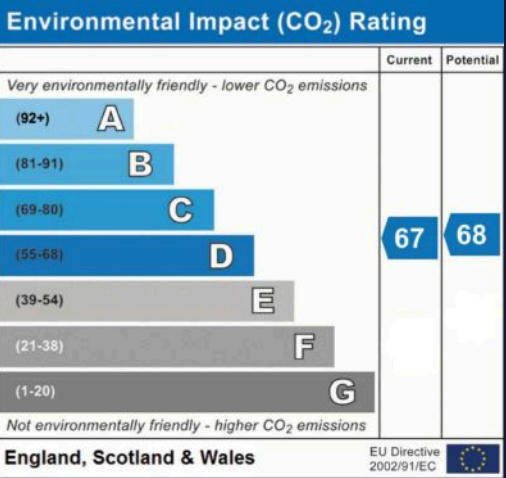
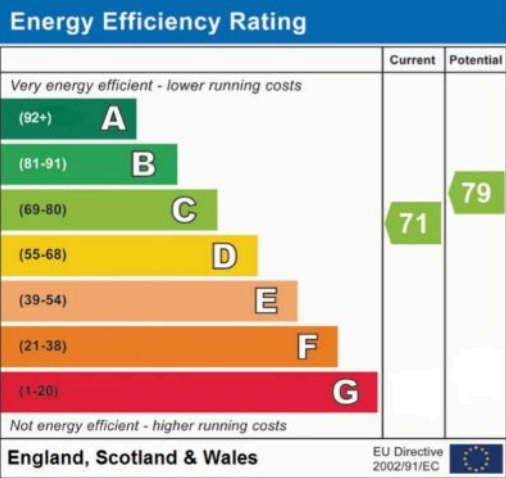
Bedroom 2

Another double bedroom with built-in wardrobes and patio doors onto the communal gardens.

Bathroom

This tiled bathroom has a three piece suite comprising low level wc, pedestal wash hand basin and panel bath with mixer tap and shower over.







Comfort Estates

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