



56 Nightingale House Ockbrook Drive, Nottingham, NG3 6AT

Offers Over £190,000

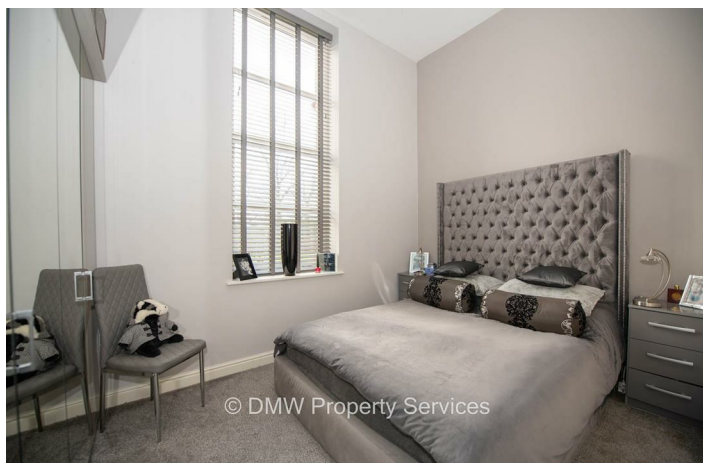
- Immaculately Presented Ground Floor Apartment
- Large Open Plan Lounge/Diner
- Upgraded Bathroom
- Spacious Kitchen
- High Ceilings and Character Features
- Three Bedrooms
- Ensuite to the Master Bedroom
- Direct Access to the Communal Gardens Via The Lounge/Diner
- Allocated Parking

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Substantial and Extremely Well Presented Three Bedroom Ground Floor Apartment situated within this sought after converted development. The accommodation comprises; Spacious Lounge/Diner with direct access to the communal gardens at the rear. Large Kitchen. Master Bedroom with Ensuite. Separate Bathroom. High Ceilings and Character Features Throughout. Allocated Parking Space. Communal Gardens.



Council Tax Band: C



Entrance Hall

Doors to the Lounge/Diner, all Bedrooms and the Bathroom. Built in airing cupboard housing the hot water tank.

Lounge/Diner

21'2 x 14'1

Window to rear. Door to the gardens. Night storage radiator. Door to the Kitchen.

Kitchen

9'0 x 8'10

A range of modern base and wall units with integrated appliances including electric oven, hob, extractor, dishwasher, washing machine and fridge. Window to the rear elevation.

Master Bedroom

10'8 x 14'1 max

Window to the rear. Door to the Ensuite. Electric radiator.

Ensuite

6'11 x 5'4

Modern suite comprising vanity unit with inset sink. Shower cubicle with electric shower. Hidden cistern toilet. Extractor. Tiled flooring and walls.

Bedroom Two

9'4 x 10'2

Window to the side elevation. Electric radiator.

Bedroom Three

7'8 x 8'10

Window to the front elevation. Electric radiator.

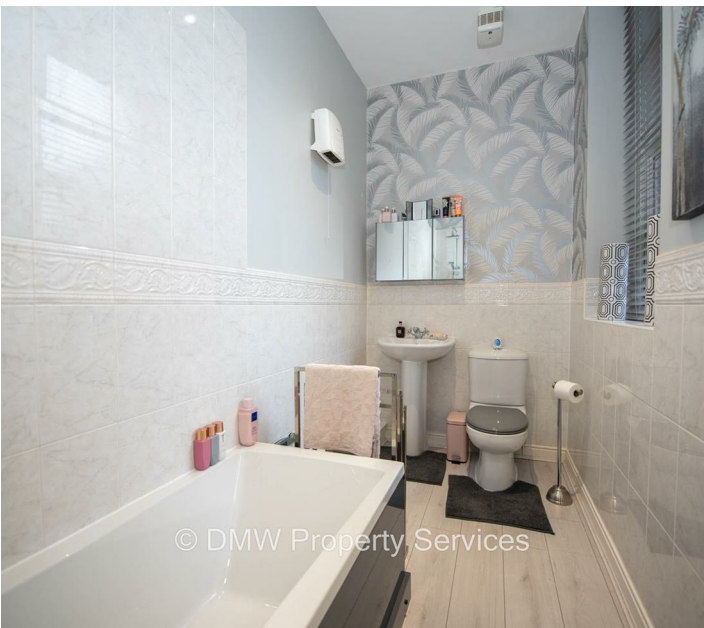
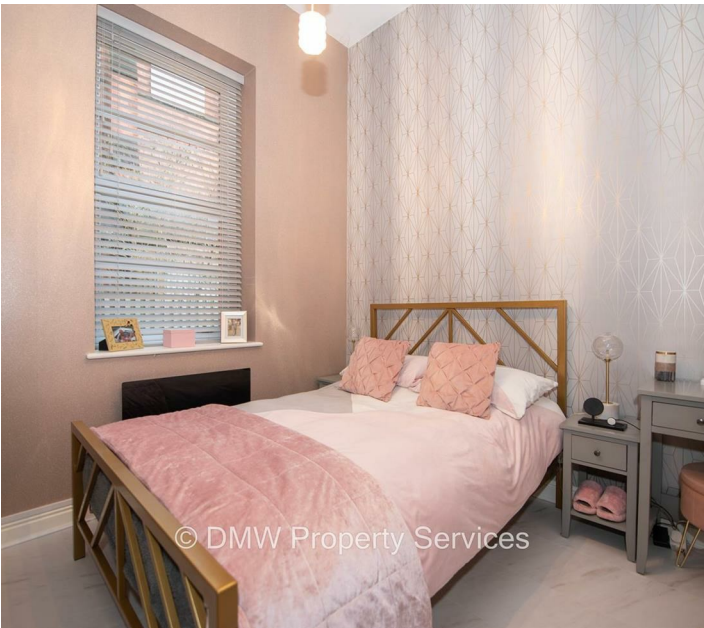
Bathroom

11'3 x 5'2

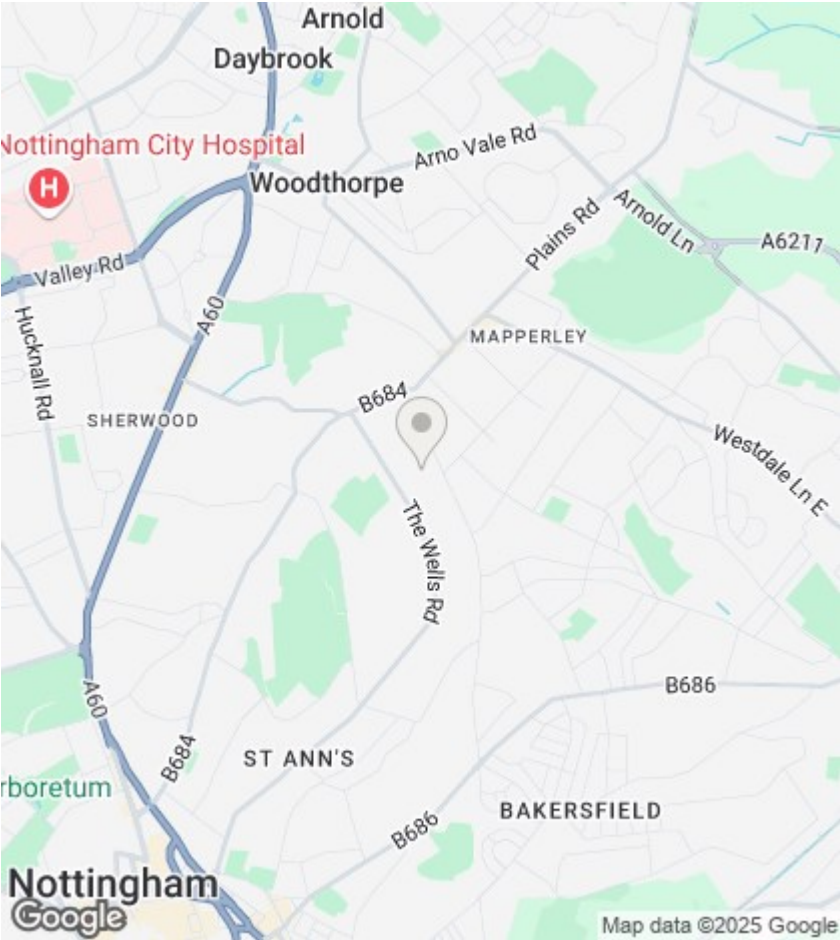
Panelled bath with shower over. Low level toilet. Sink. Extractor. Window to the front elevation.

Exterior

Well presented communal gardens. One Allocated parking space. This property has the benefit of a door from the Lounge/Diner directly into the gardens at the rear.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total Approximate Floor Area - 903 Sq.ft. (83.90 sq.m.)

