



DavidJames
the estate agent

Nightingale House, Ockbrook Drive, Nottingham, NG3 6AT

Guide Price £150,000

About This Property

GUIDE PRICE £150,000 - £160,000 We are delighted to present this top-floor penthouse apartment in the stunning Nightingale House which is offered to the market with no upward chain! Full of character and with high-ceilings throughout, this apartment would be perfect for a first-time buyer looking for a move-in-ready home or for investors seeking a turn-key opportunity with the potential to deliver an approximate gross rental yield of 6.38%-6.80% (based on the guide price and a rental income of £850pcm).

Having undergone a recent redecoration throughout, the interior welcomes with a fresh, neutral palette and is ready to accommodate the new owner's personal touch. Its location is notably convenient, positioned within arm's reach of Mapperley's superb amenities and not far from Nottingham City Centre. The addition of frequent bus services nearby ensures commuting is effortless and straightforward.

Located on the top floor, the property enjoys a private landing which leads to an entrance hall, complete with an intercom system for secure access. The heart of the home is a generous open-plan living area, seamlessly blending a lounge, dining space and a well-appointed kitchen. The kitchen comes equipped with an integrated oven, hob with extractor fan, dishwasher and washing machine alongside space for an integrated fridge.

The two double bedrooms, with the main bedroom benefiting from fitted wardrobes, are complemented by a shower room with a three-piece white suite.

Management by the respected MPM ensures the communal grounds are well-maintained under the service agreement whilst security is prioritised, with cameras and external lighting in place for residents' peace of mind.

Additionally, a parking space at the front of the property adds to the convenience offered by this exceptional apartment.



- Top floor apartment in the stunning Nightingale House
- Recently redecorated and move-in ready
- A perfect first-time buy or investment purchase
- Offered to the market with no upward chain
- Within easy reach of Mapperley's amenities and Nottingham City Centre
- Bright and spacious open plan living space
- Fitted kitchen with a range of integrated appliances
- Two double bedrooms (main bedroom with fitted wardrobes)
- Shower room with three-piece white suite
- Parking space set within well-maintained communal grounds







Approximate total area**
58.35 m²
628.03 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: C
Nottingham City Council
Leasehold

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