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**DavidJames**  
the estate agent

**Nightingale House, Ockbrook Drive, Mapperley, Nottingham, NG3**

**Guide Price £170,000**

# About This Property

Set within a beautifully converted Victorian building, this second-floor apartment offers a blend of period character and modern living in the desirable Mapperley area. The spacious lounge/dining room features a stunning bay window, filling the space with natural light and offering impressive views across the development and surrounding area. High ceilings add to the sense of space, extending into both double bedrooms, creating an airy and inviting atmosphere throughout.

The property boasts a well-appointed kitchen with a range of units, along with integrated appliances including an oven, hob, extractor, fridge, and washing machine, ideal for convenient and modern living. The master bedroom benefits from an ensuite shower room/WC with a mains-powered shower, while the second bedroom provides ample space for guests or additional living needs. A separate bathroom includes a white suite and shower with mixer taps, ensuring all comforts are met.

Upon entering, you are greeted by an entrance hall with laminate flooring, which continues into the lounge/dining area, enhancing the sleek and contemporary feel of the property. Electric heating and timber-framed double glazing ensure year-round comfort. Additional security is provided by a secure intercom system.

The apartment comes with the added advantage of an allocated parking space and is sold with no upward chain, making it an attractive option for those seeking a straightforward purchase.



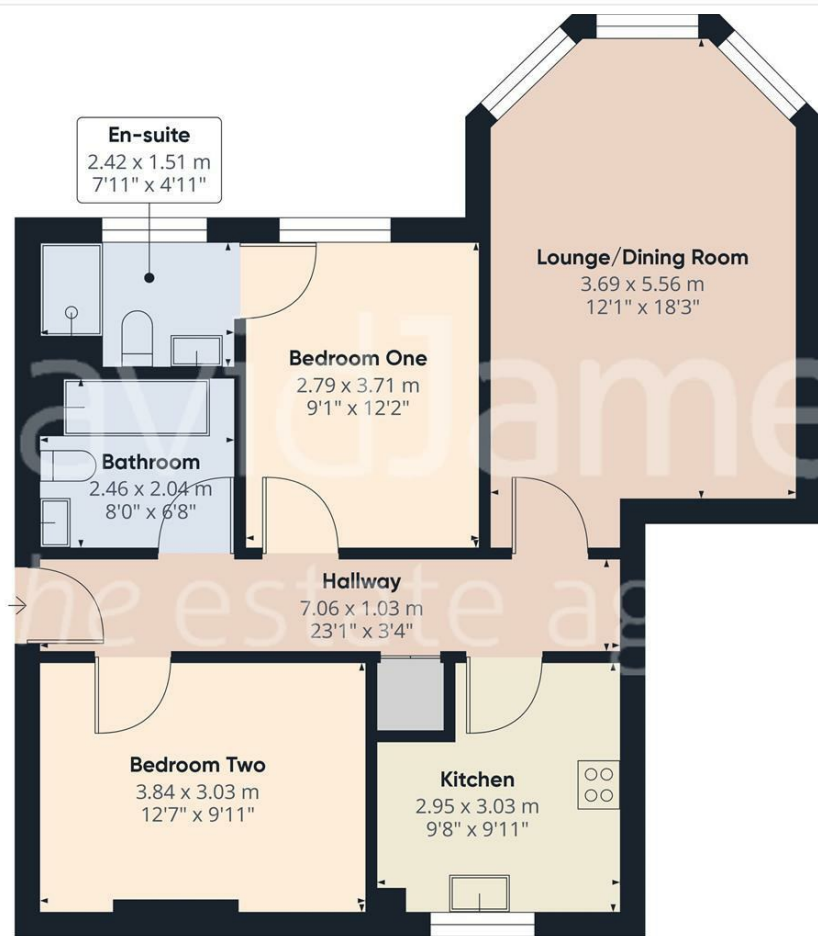
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- Second floor apartment set in a converted Victorian building
- Stunning views from the bay window to the living area and feature high ceiling to reception space and bedrooms
- Two double bedrooms, bedroom one with ensuite shower room/WC with mains shower
- Entrance hall with laminate flooring
- Lounge/dining room with laminate flooring and bay window taking in views of the development and surrounding area
- Kitchen with a range of units and integrated oven, hob, extractor, fridge and washing machine
- Bathroom/WC with white suite and shower off mixer taps
- Electric heating, timber framed double glazing, security intercom
- Allocated parking space
- Sold with no upward chain



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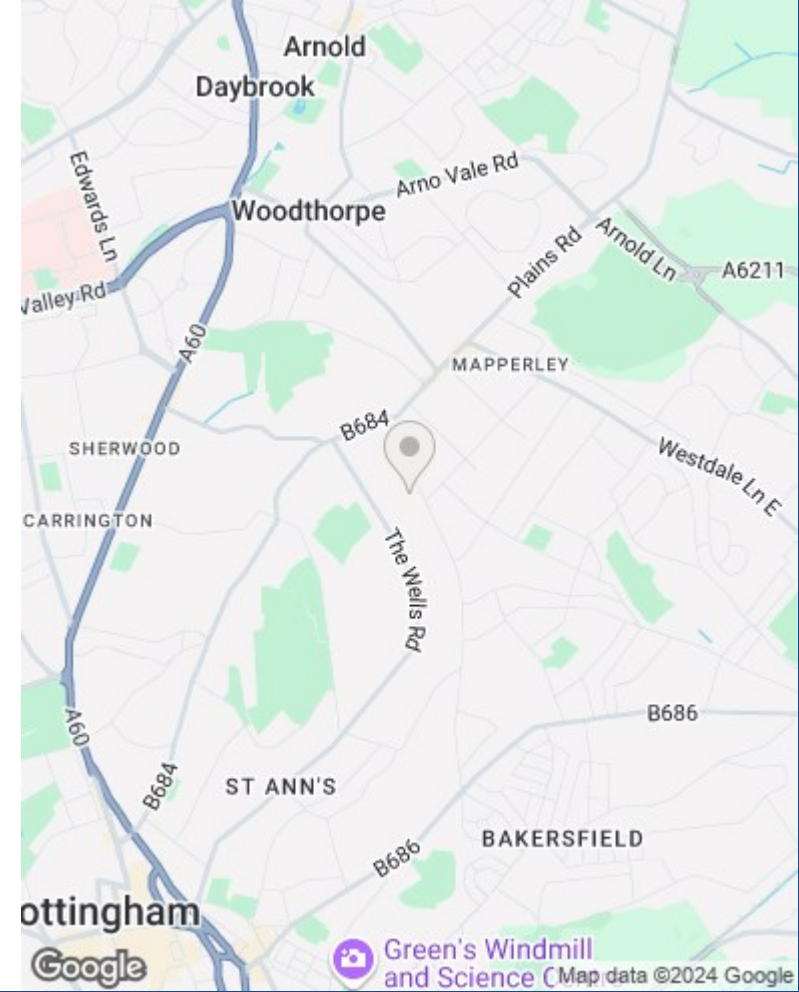
Approximate total area<sup>(1)</sup>  
66.73 m<sup>2</sup>  
718.28 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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**Council Tax Band: C**  
**Nottingham City Council**  
**Leasehold**

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