



## Flat 6, Whittingham Court Whittingham Road, Nottingham – NG3 6AZ

Guide Price £160,000

DavidJames  
the estate agent





## Flat 6

Whittingham Court Whittingham Road,  
Nottingham

Well-presented first-floor maisonette in walking distance of Mapperley's amenities and bus services. Spacious lounge/dining room, modern kitchen, 2 double beds, rear garden area and garage in a block.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

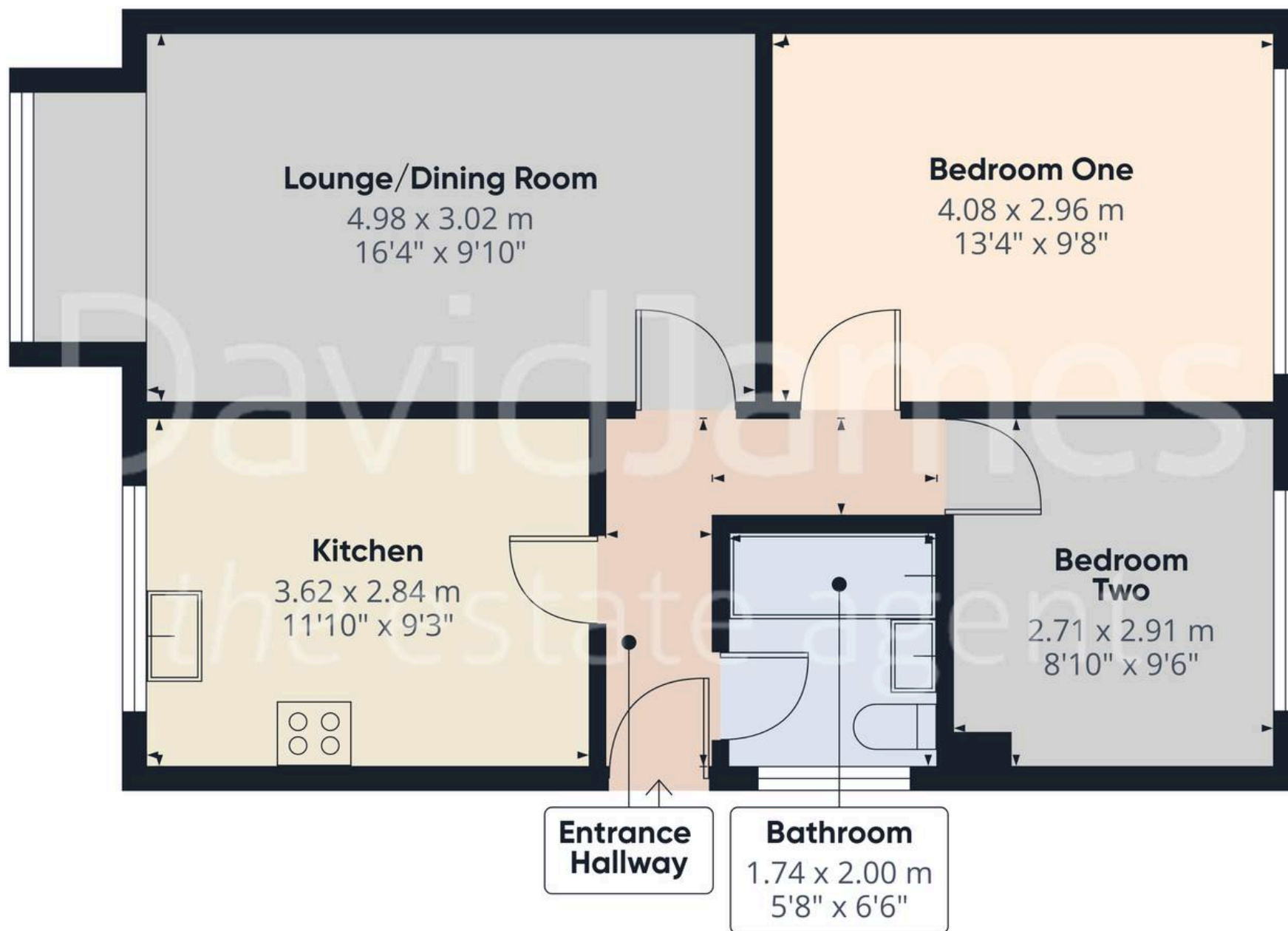
- Well-presented first-floor maisonette
- Walking distance of Mapperley's vibrant amenities, shops and frequent bus services
- Modernised and neutral décor
- Perfect for first-time buyers, professionals, downsizers or investors
- Bright and spacious lounge/dining room with feature bay window and stunning views
- Well-equipped kitchen with stylish grey units and integrated cooking appliances
- Two double bedrooms (with spacious main bedroom)
- Three-piece modern bathroom suite with electric shower over the bath
- Rear garden area with lawn and borders
- Garage in a block











Approximate total area<sup>(1)</sup>

55.3 m<sup>2</sup>

596 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

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