



1 Swindell Close, Nottingham - NG3 5UT

Guide Price £160,000 - £170,000

DavidJames
the estate agent



1 Swindell Close

Nottingham, Nottingham

GUIDE PRICE £160,000-£170,000 Modern well-presented 2 bed ground floor apartment in a great location, ideal for first-time buyer, investor or those seeking single-storey living with allocated parking!

Council Tax band: C

Tenure: Leasehold

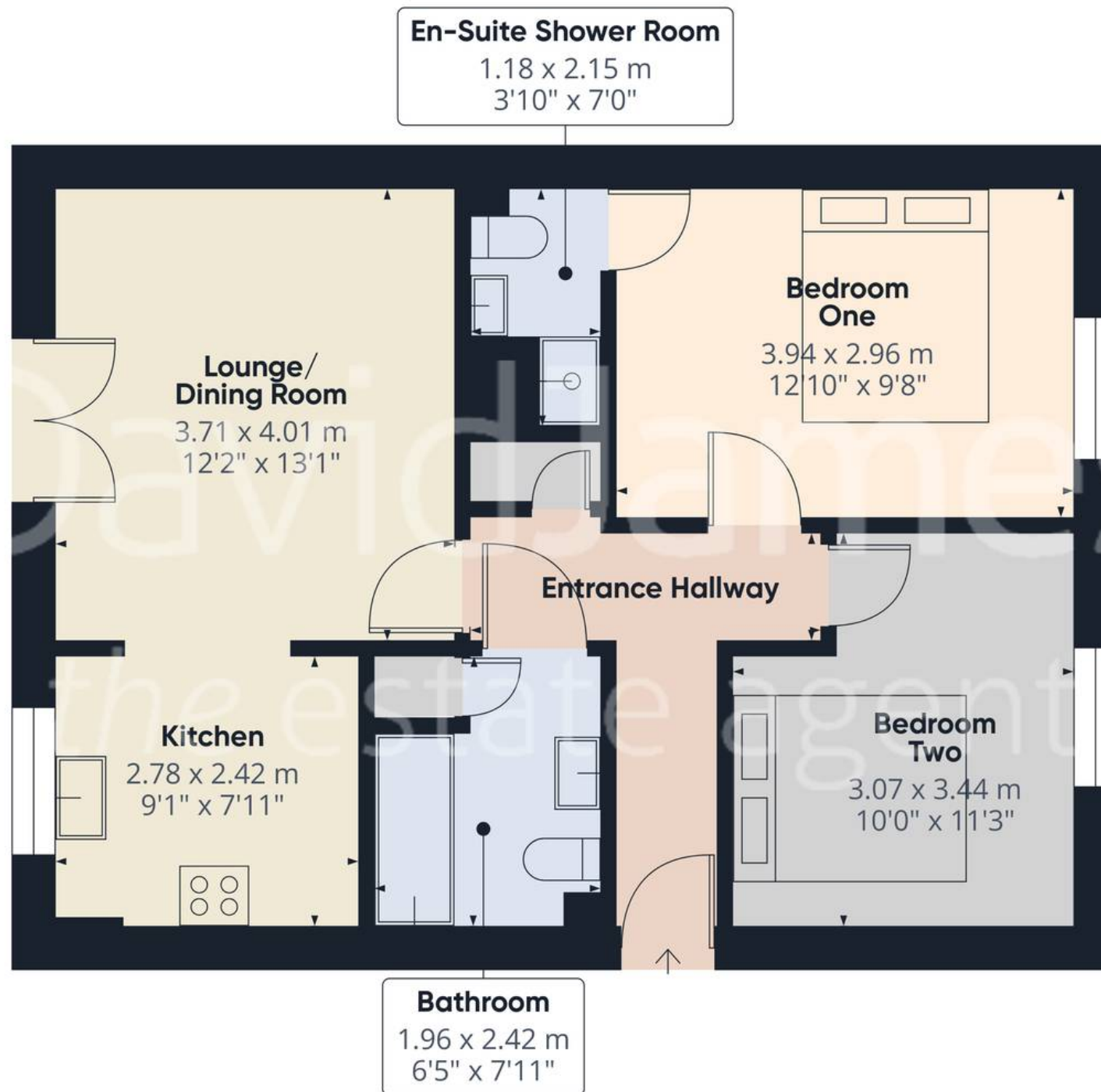
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern ground floor apartment
- Neutrally decorated and well-presented throughout
- Ideal for a first-time buyer, an investor or those seeking single-storey living
- Within easy reach of Mapperley's shops, bars, eateries and bus links into the City Centre
- Spacious lounge/dining room with feature French doors and Juliet balcony
- Well-equipped kitchen with wood-effect units, integrated cooking appliances and a slimline dishwasher
- Two spacious double bedrooms (main bedroom with fitted sliding door wardrobes and an en-suite)
- Modern bathroom with a three-piece white suite
- Gas central heating with combination boiler and HIVE controls
- Allocated parking space and additional visitor parking (subject to availability) within the communal grounds







Approximate total area⁽¹⁾

56.3 m²
606 ft²

(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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