



## Flat A, 439 Mansfield Road, Nottingham - NG5 2DQ

Guide Price £140,000

DavidJames  
the estate agent



## Flat A

439 Mansfield Road, Nottingham

GUIDE PRICE £140,000–£160,000 NO CHAIN Stylish and characterful 1 bedroom ground floor apartment available with no upward chain and benefitting from Sherwood's excellent amenities just a short walk away!

Council Tax band: A

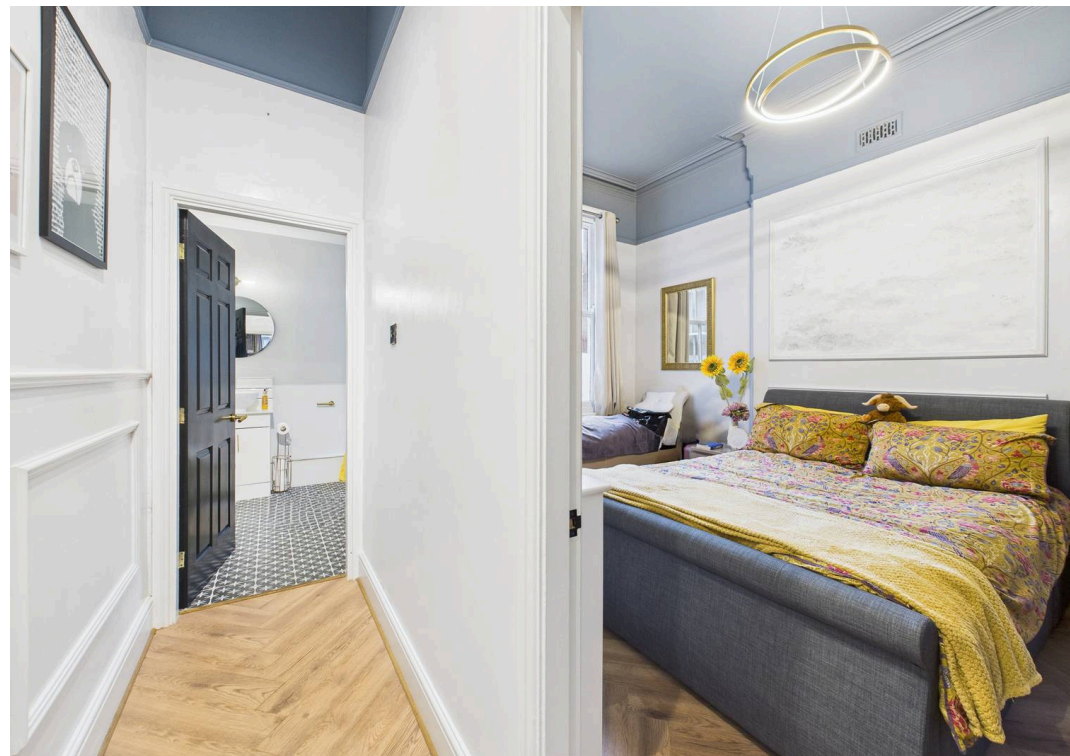
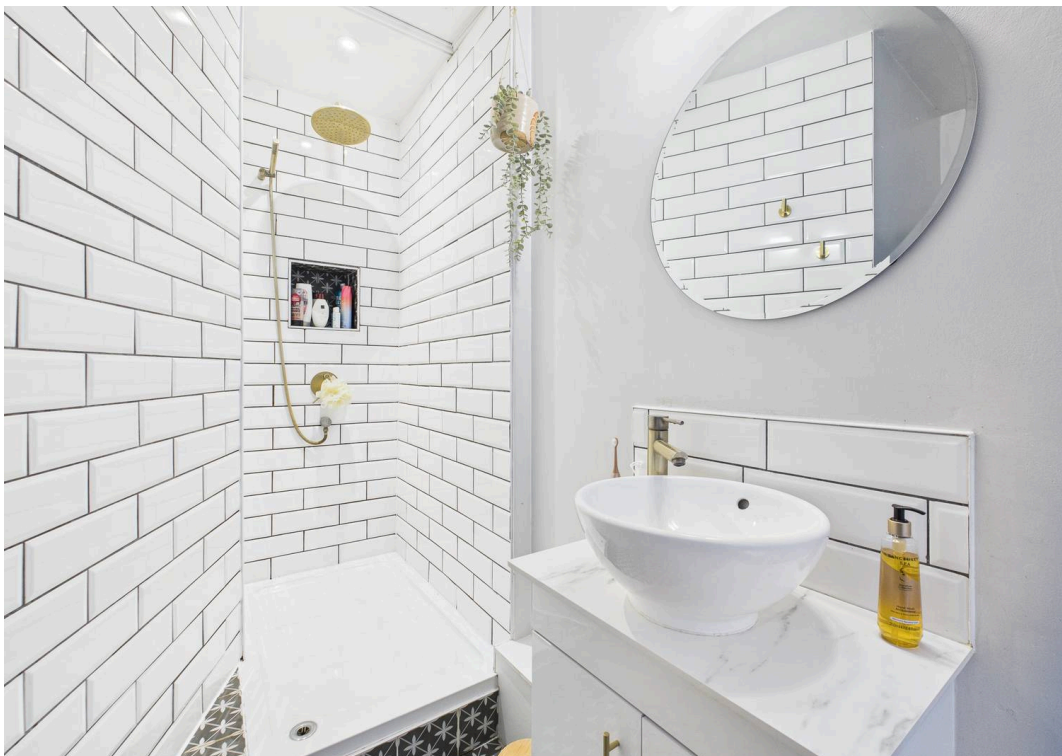
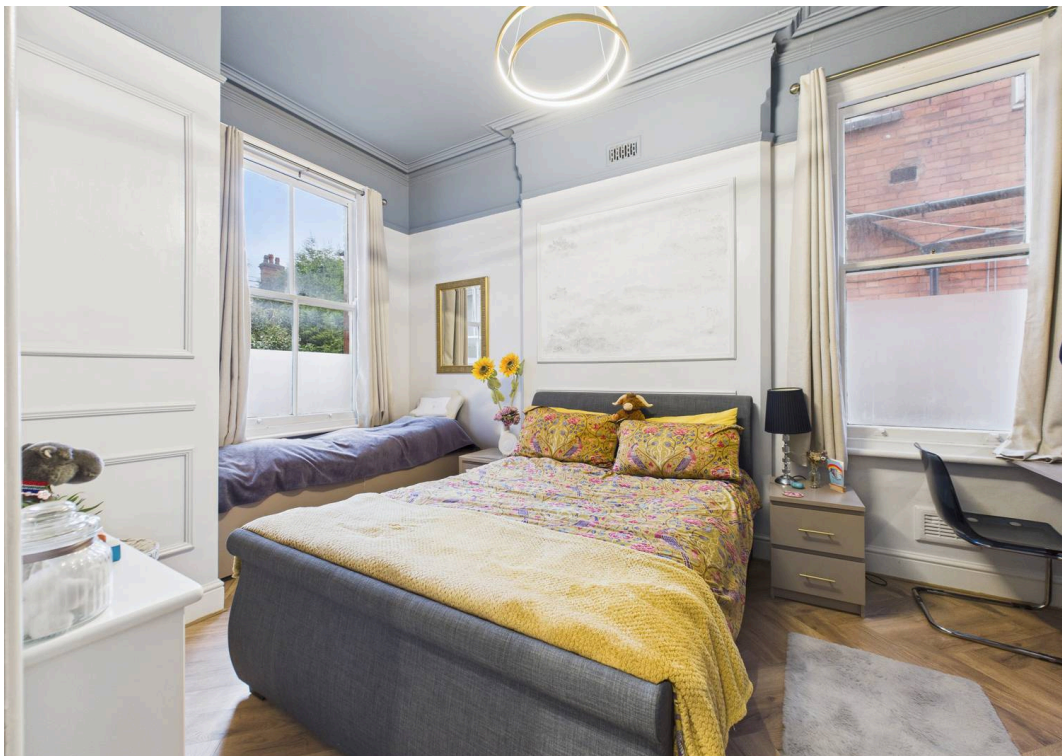
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Recently renovated ground floor apartment set within a charming character building
- Excellent transport links on the doorstep into Nottingham City Centre
- Conveniently located for access to Sherwood's shops, cafés and amenities
- Ideal for first-time buyers or professionals seeking a simple commute
- Stunning open plan kitchen, living and dining area with a large feature sash bay window
- Stylish parquet-style flooring
- Modern fitted kitchen with integrated appliances and a breakfast bar
- Large double bedroom with garden views
- Luxury bathroom with roll-top bath, separate rainfall shower and gold-effect fixtures
- Quiet shared walled garden with patio seating and planted borders







Approximate total area<sup>(1)</sup>  
49.8 m<sup>2</sup>  
536 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

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