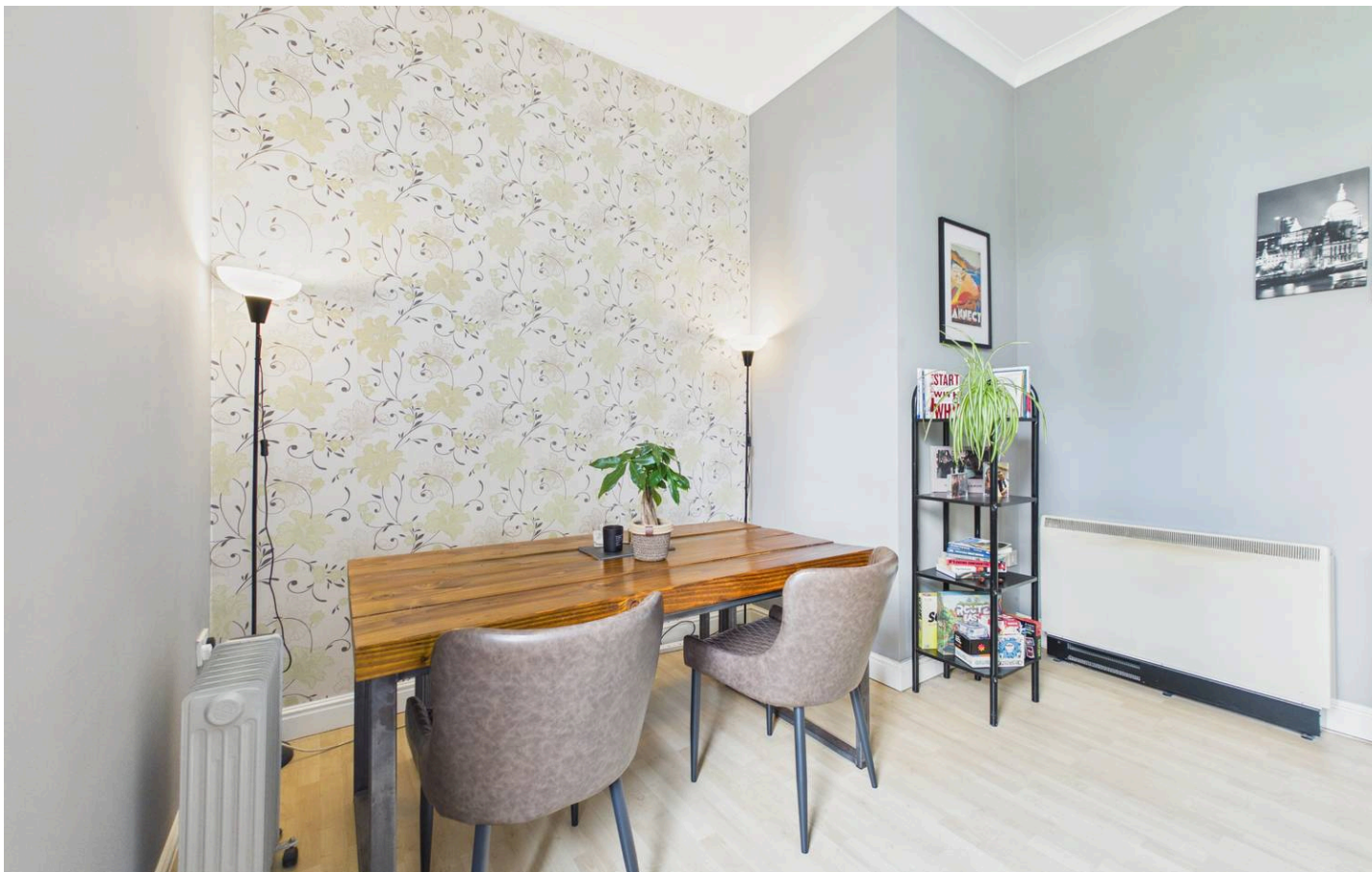




## Apt 35, Nightingale House Ockbrook Drive, Nottingham - NG3 6AT

Guide Price £160,000





## Apartment 35

Nightingale House Ockbrook Drive,  
Nottingham

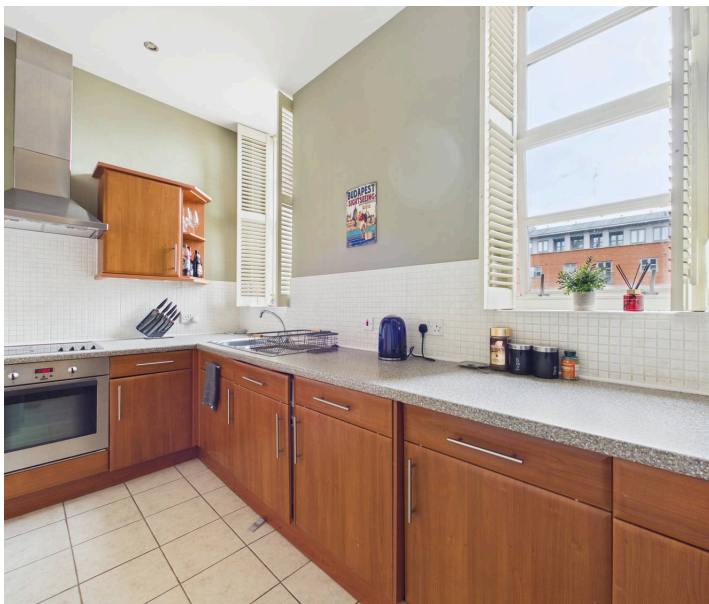
NO CHAIN! Well-presented first floor apartment in the ever popular Nightingale House development! Close to Mapperley's amenities and Nottingham City Centre whilst set within beautiful communal grounds  
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Well-presented first floor apartment
- Offered to the market with no upward chain
- Ideally suited to first-time buyers, professionals and investors seeking low-maintenance living
- Within easy reach of Mapperley's nearby amenities and a short commute to Nottingham City Centre
- Spacious lounge/dining room with large shuttered windows overlooking the communal gardens
- Modern fitted kitchen with wood-effect units and integrated cooking appliances
- Two generous double bedrooms (principle bedroom with fitted wardrobes and attractive views)
- Stylish shower room featuring a rainfall shower and contemporary tiling
- Beautiful and well-maintained communal gardens providing an attractive and peaceful outdoor setting
- Allocated parking for residents









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

64.1 m<sup>2</sup>  
689 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.

GIRAFFE360





## David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.