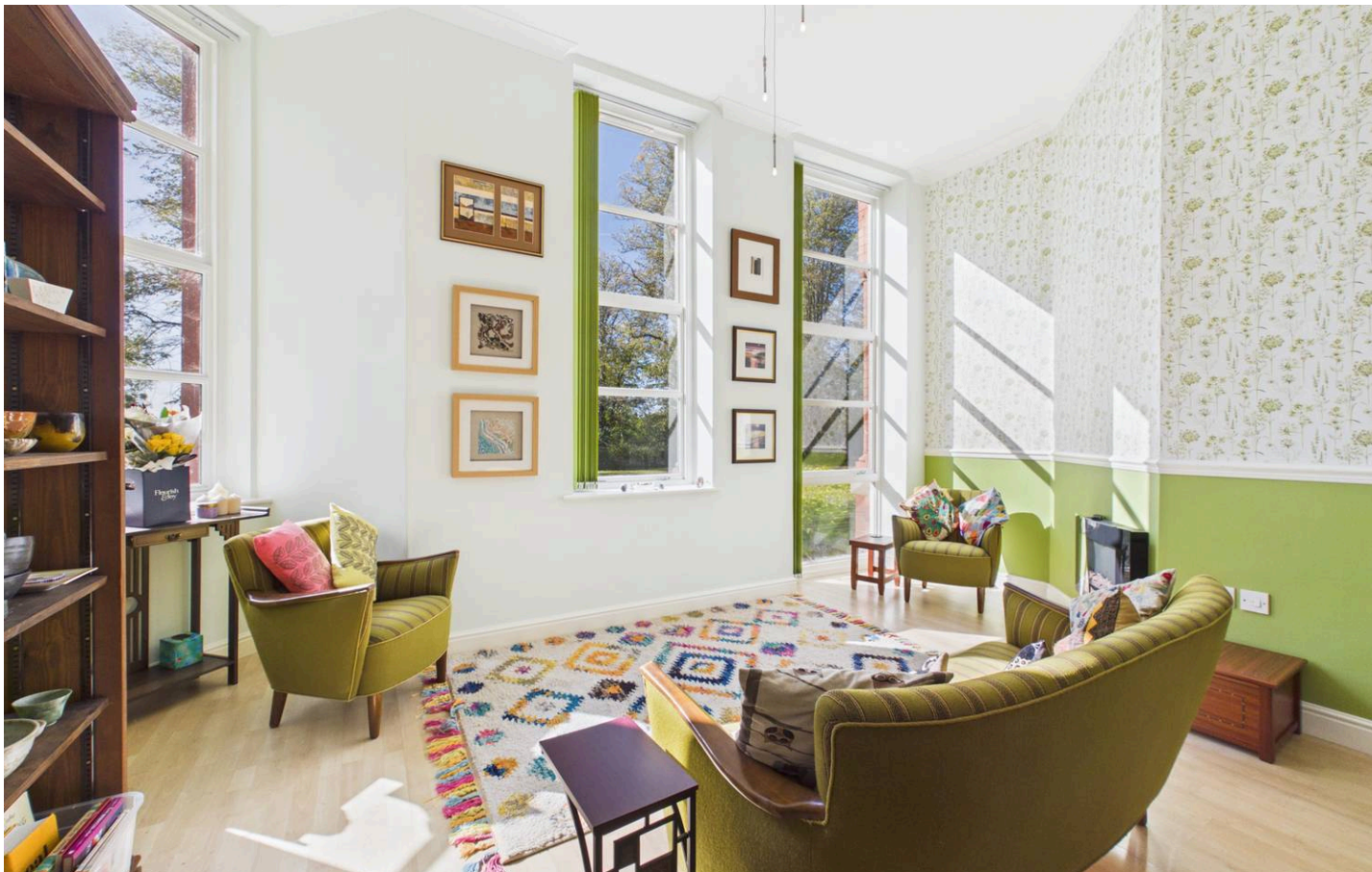




Apt 38, Nightingale House Ockbrook Drive, Nottingham – NG3 6AT

Guide Price £170,000

DavidJames
the estate agent



Apartment 38

Nightingale House Ockbrook Drive,
Nottingham

NO CHAIN! Two bedroom ground floor character apartment with an open plan lounge/dining room, main bedroom en-suite and bathroom. Allocated parking space and maintained communal gardens!
Council Tax band: C

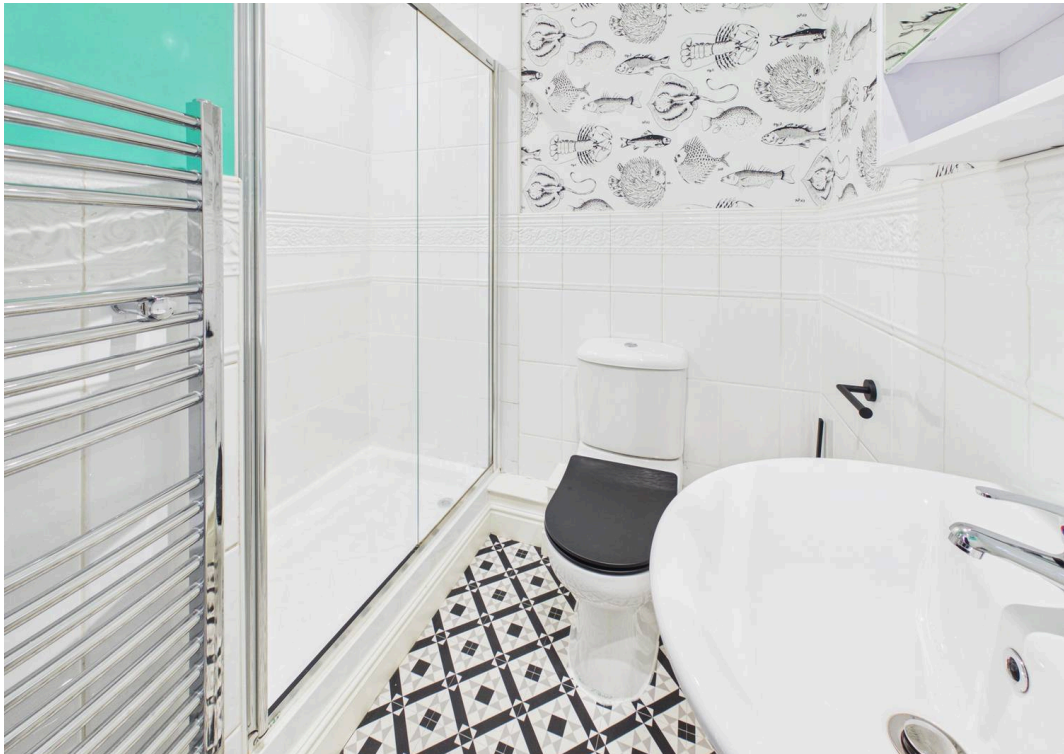
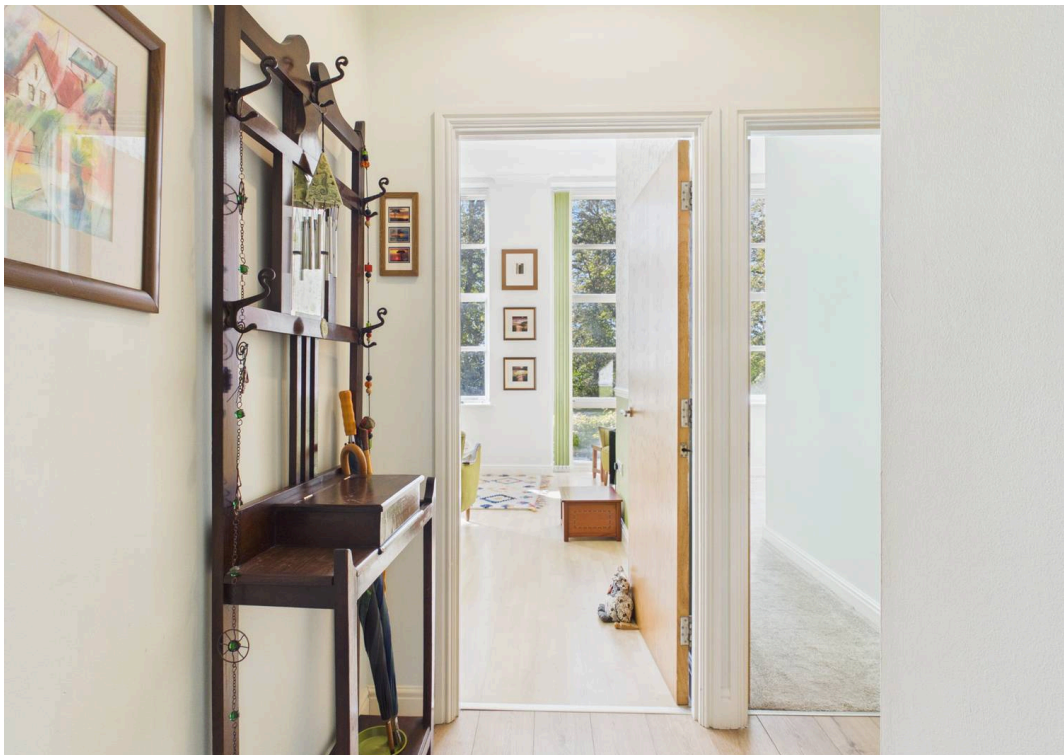
Tenure: Leasehold

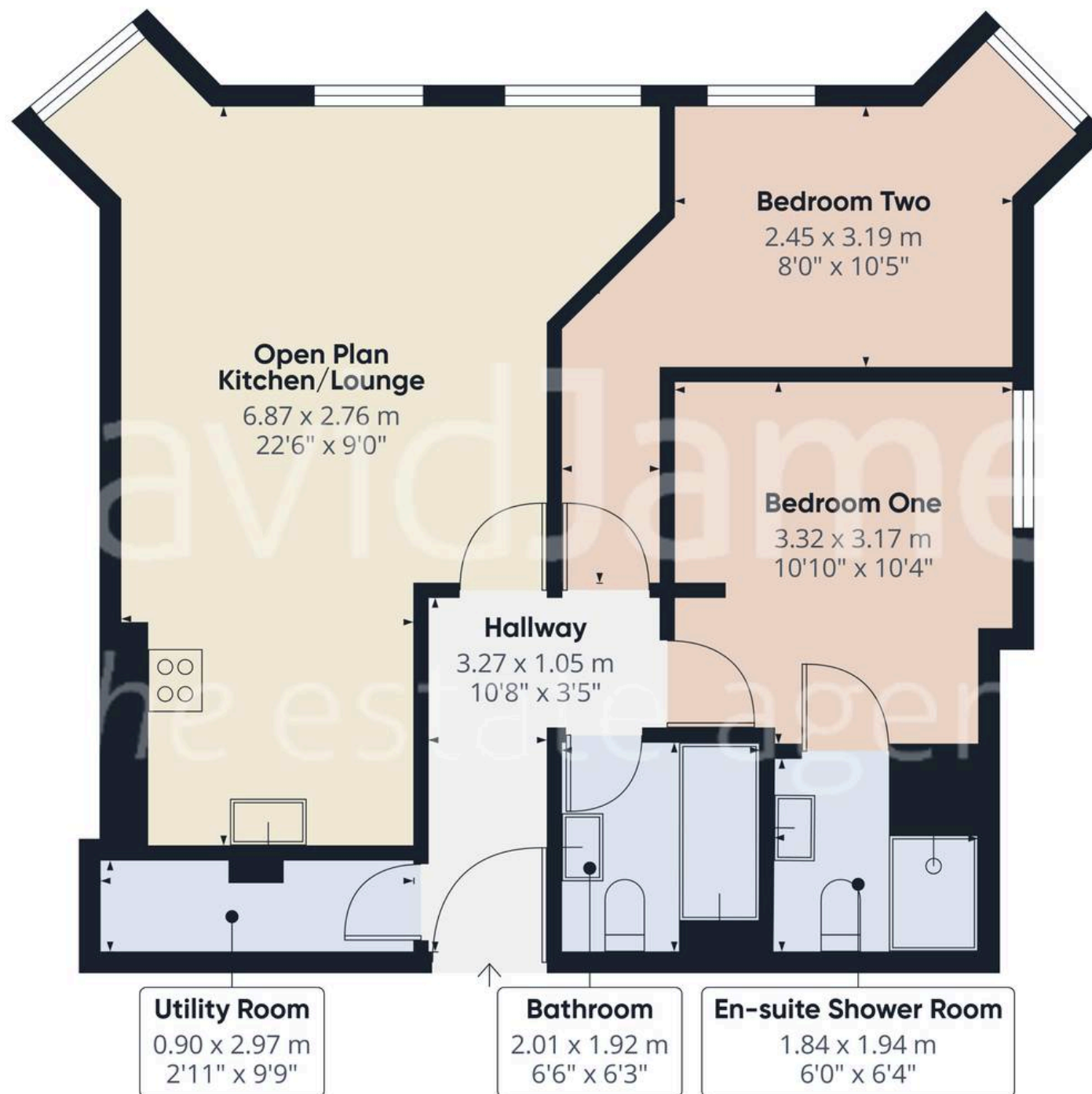
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well-presented ground floor apartment
- Offered to the market with no upward chain
- Ideally suited to first-time buyers, investors or anyone seeking low-maintenance single-storey living
- Conveniently located close to Mapperley's local amenities, shops and transport links to Nottingham City Centre
- Generous open plan lounge/kitchen with views overlooking the communal gardens
- Modernised kitchen with integrated cooking appliances, dishwasher and space for washing machine
- Two spacious double bedrooms (main bedroom with fitted wardrobes and en-suite shower room)
- Three piece family bathroom with mains shower over bath
- Beautiful and well-maintained communal gardens providing an attractive and peaceful outdoor setting
- Convenient allocated parking space







Approximate total area⁽¹⁾

63.6 m²
685 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.

GIRAFFE360



David James Estate Agents

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

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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.