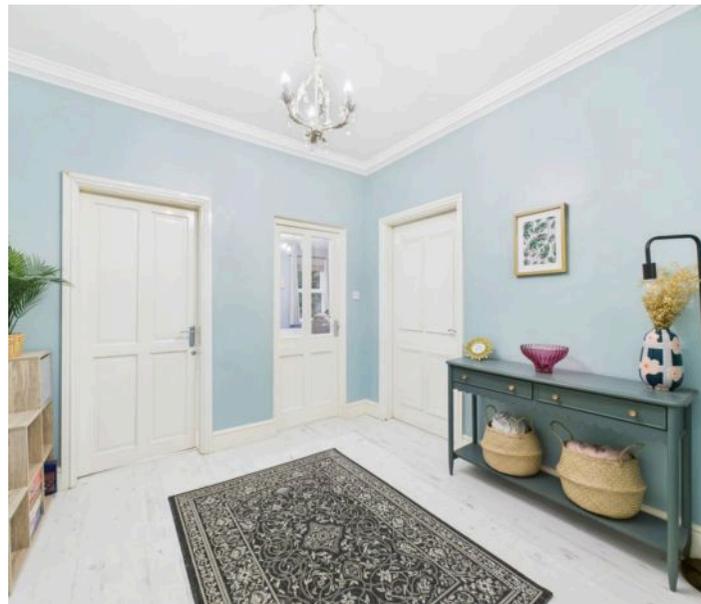




## Flat A, 38 Magdala Road, Nottingham – NG3 5DF

Guide Price £150,000



## Flat A

38 Magdala Road, Nottingham

GUIDE PRICE £140,000–£150,000 Spacious one bedroom apartment close to the City Centre providing an excellent opportunity for first-time buyers or investors with local amenities and bus links close by!

Council Tax band: B

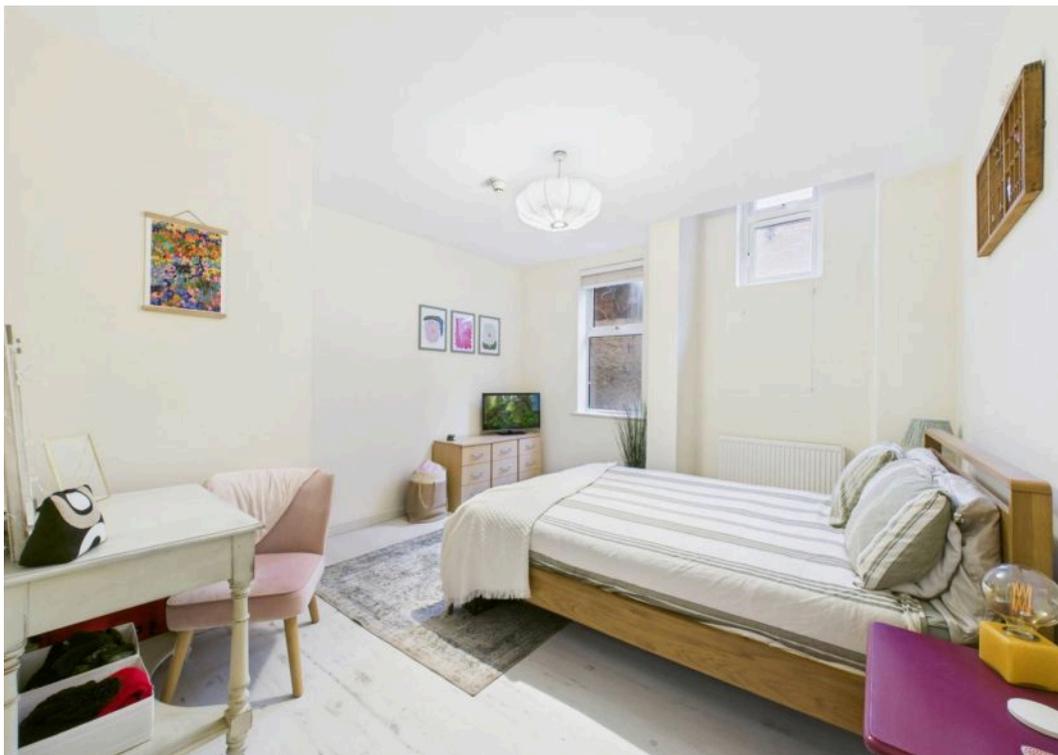
Tenure: Leasehold

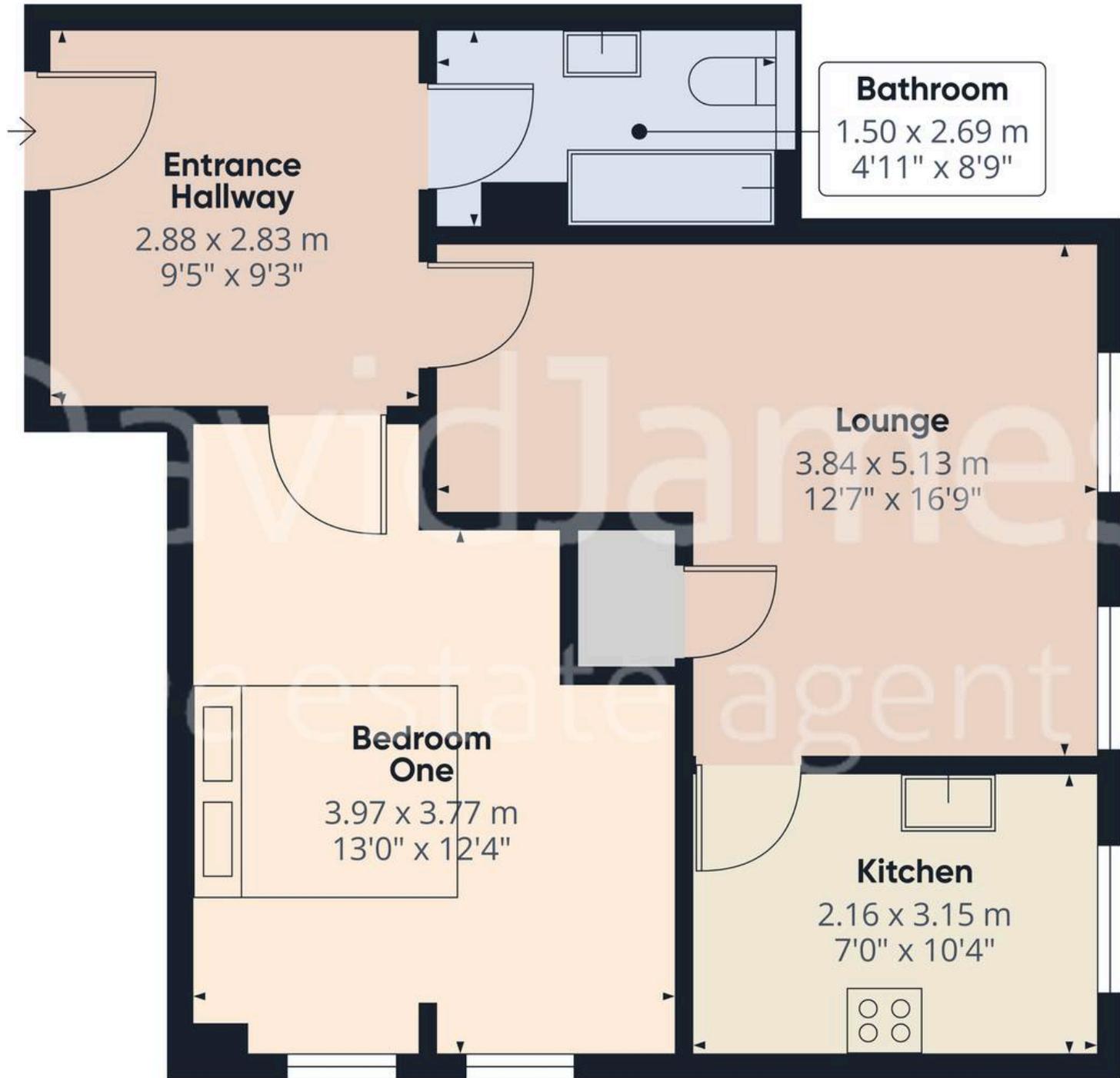
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious and well-presented ground-floor apartment
- Sought-after location close to Nottingham City Centre
- Excellent opportunity for first-time buyers and investors alike
- Wide range of local amenities and frequent bus services close by
- Generous entrance hallway with wood-effect flooring
- Spacious L-shaped lounge with dedicated study area
- Good-sized bedroom with space for a full range of bedroom furniture
- Fitted kitchen with wood-effect units and range of integrated appliances
- Stylish and modern fully tiled three-piece bathroom suite
- Communal gardens and a shared driveway leading to an allocated car parking space







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

51.7 m<sup>2</sup>  
556 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.