



Nightingale House Ockbrook Drive, Mapperley, NG3 6AT

£170,000

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Nightingale House Ockbrook Drive Mapperley, NG3 6AT

- First Floor apartment
- Open plan living kitchen
- Overlooking communal gardens
- Three bedrooms
- Bathroom & en-suite
- NO UPWARD CHAIN

Within the attractive Nightingale House development is this first-floor apartment for sale with NO UPWARD CHAIN and with lovely rear views overlooking the communal gardens. The location is also really convenient, only about a quarter of a mile from Woodborough Road which leads straight in to the city. Mapperley's thriving shopping area is also close-by. The property has an entrance hallway with security entry phone, three bedrooms, bathroom and master en-suite shower room and an open-plan living kitchen with several integrated appliances. The property also has electric heating, double glazing and allocated parking.

£170,000



Entrance Hall

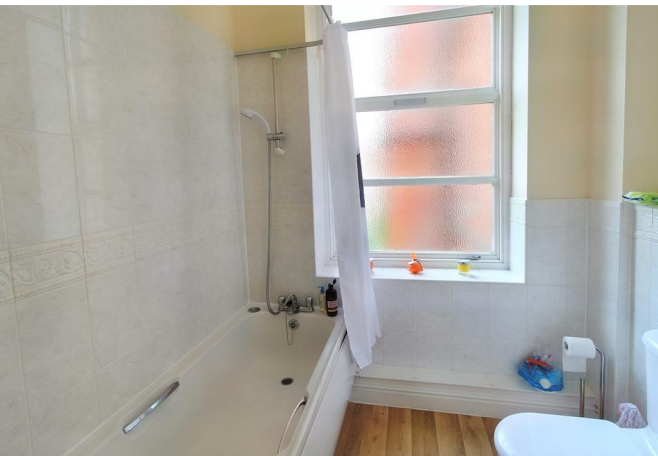
With entrance door from the communal lobby and security entry phone, double glazed window, electric storage heater and laminate flooring.

Living Kitchen

The kitchen area has a range of units with grey worktops and a one and a half bowl stainless steel sink unit and drainer with tiled splashbacks. Appliances consist of brushed steel integrated electric oven, four-ring ceramic hob, brushed steel extractor canopy, integrated dishwasher and fridge. Storage cupboard housing the hot water cylinder, electric storage heater and ceiling downlights. Laminate flooring continues through to the living area where there are three double-glazed windows overlooking the grounds and a TV/media plate in one corner.

Bedroom 1

Fitted three-door wardrobe, electric convactor heater and double glazed window.



En-suite

Consisting of a large fully tiled shower cubicle with mains shower, pedestal wash basin and push button toilet, with half tiling to the remaining walls, wood style vinyl flooring, electric fan heater, extractor fan and ceiling downlights.

Bedroom 2

Double glazed window and electric convector heater.

Bedroom 3

With laminate flooring, double glazed window and electric convector heater.

Bathroom

Consisting of a bath with three quarter height tiling and shower attachment, push button toilet and pedestal washbasin with half tiling to the remaining walls. Wall mounted vanity light/electric shaver point, ceiling downlights, extractor fan, double glazed window and wood style vinyl flooring.

Outside

The building stands within communal and maintained grounds including lawned areas to the rear of the building and there is also allocated parking.

Useful Information

TENURE: Freehold / Leasehold

LEASE DETAILS: 999 Years from 2002. Length of lease remaining 979 years

GROUND RENT: £125.00 - to be reviewed on: 2027

SERVICE CHARGE: £1259.40 - 50% due on the 1st of April and 50% due on the 1st of October

COUNCIL TAX: Nottingham City Council - Band C

The lease information below has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.



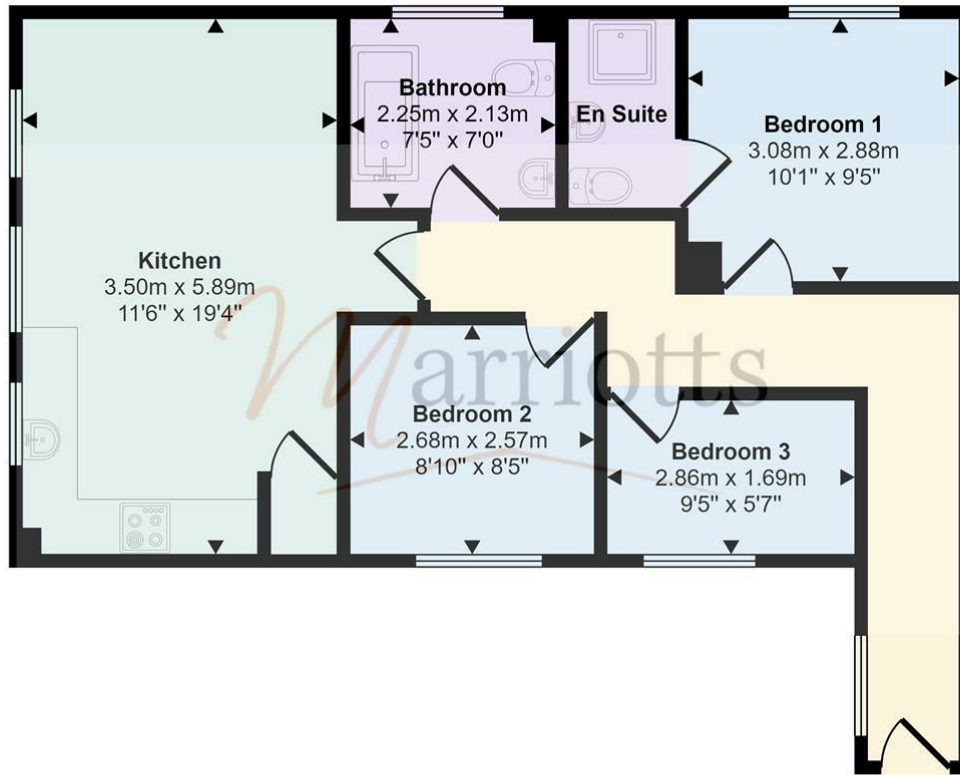




Full details of the freeholder, management company, lease, up to date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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