



Flat 4, Rowley Court Rowley Drive, Nottingham – NG5 1GF

Guide Price £130,000–£140,000

DavidJames
the estate agent



Flat 4

Rowley Court Rowley Drive, Nottingham

GUIDE PRICE £130,000-£140,000 Ground floor 2 double bed modern apartment offered with no upward chain and ideally situated close to Sherwood's amenities and Nottingham City Hospital! Viewing advised!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern ground floor apartment
- Close to local amenities, bus services and Nottingham City Hospital
- Offered to the market with no upward chain
- Ideal for first-time buyers, downsizers or professionals alike
- Open plan living, kitchen area with integrated cooking appliances
- Two double bedrooms, main bedroom with en-suite shower room
- Modern white 3-piece bathroom suite
- Entrance hall with laminate flooring
- Electric panel heating, UPVC double glazing and security intercom
- Communal gardens, allocated parking space within the communal car park









Approximate total area⁽¹⁾

62.8 m²

679 ft²

Bathroom

1.75 x 2.10 m

5'8" x 6'10"

En-suite

1.20 x 2.82 m

3'11" x 9'2"

(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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