



**53 Clementine Drive, Mapperley – NG3 5UX**

Guide Price £150,000 - £160,000

**DavidJames**  
the estate agent



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## 53 Clementine Drive

Mapperley, Nottingham

Guide Price £150,000 – £160,000 2-bed top floor modern apartment near Mapperley's amenities, bus services and Gedling Country Park. Ideal for 1st-time buyers, professionals or investors & with no upward chain!

Council Tax band: C

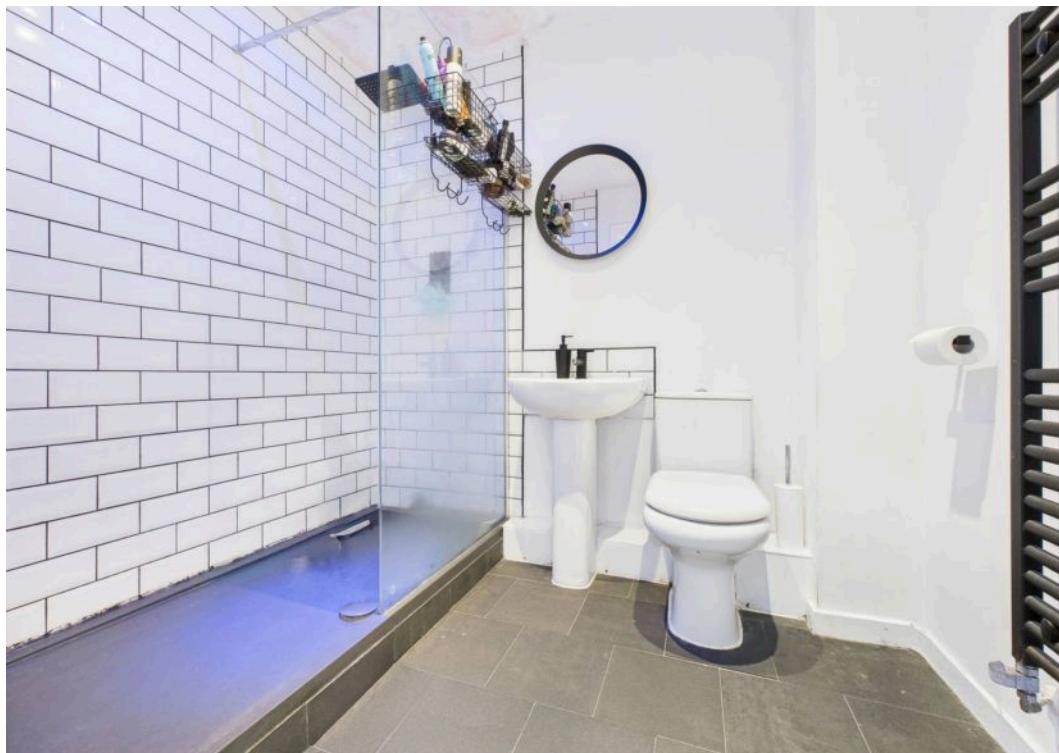
Tenure: Leasehold

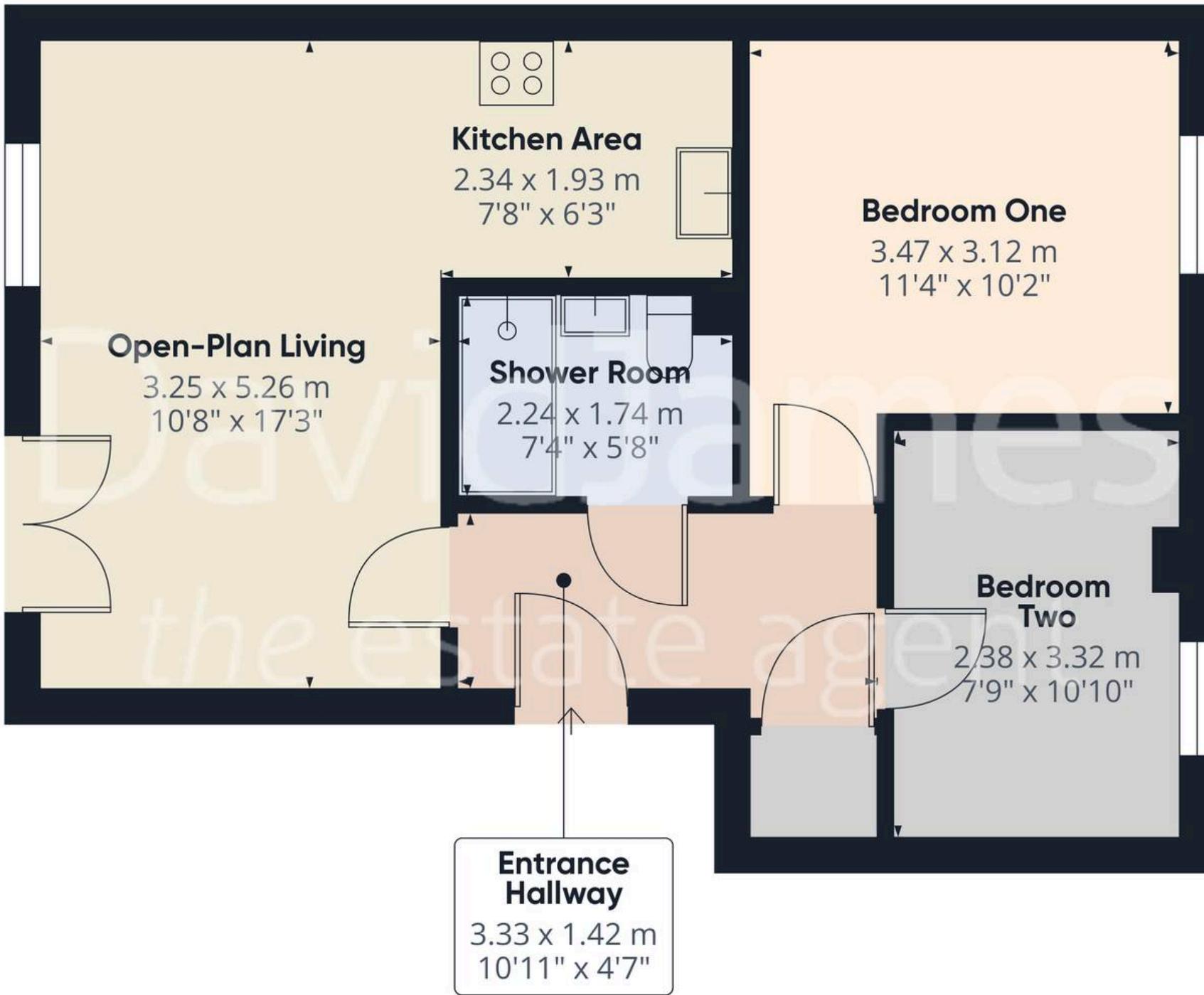
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Well-presented top floor modern apartment
- Ideally positioned for access to Mapperley's nearby amenities, bus services and the stunning Gedling Country Park
- Perfect for first-time buyers, professionals or investors
- Offered to the market with no upward chain
- Contemporary open plan living space with a feature Juliet balcony
- Fitted kitchen with integrated cooking appliances
- Two well-proportioned bedrooms
- Modern monochrome shower room with a three-piece suite (including a walk-in shower enclosure)
- Gas central heating, UPVC double glazing and an intercom system
- Allocated parking with further space for visitors









## David James Estate Agents

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