



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 £150,00 – £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!

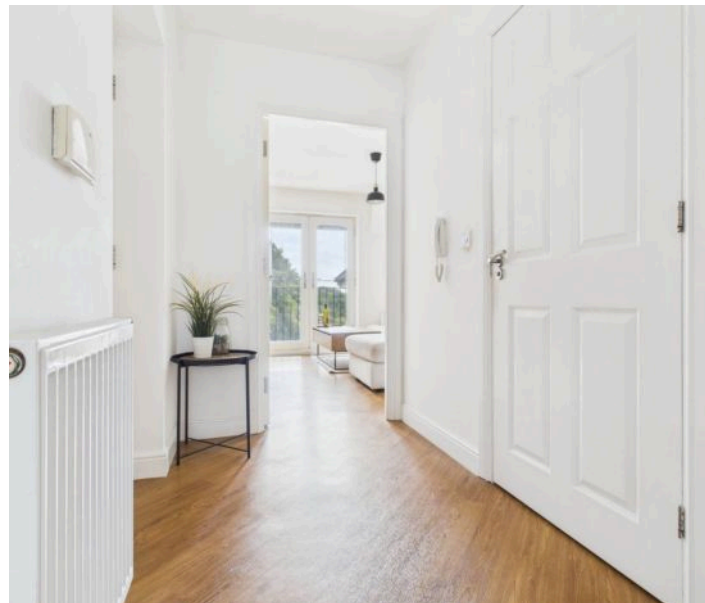
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

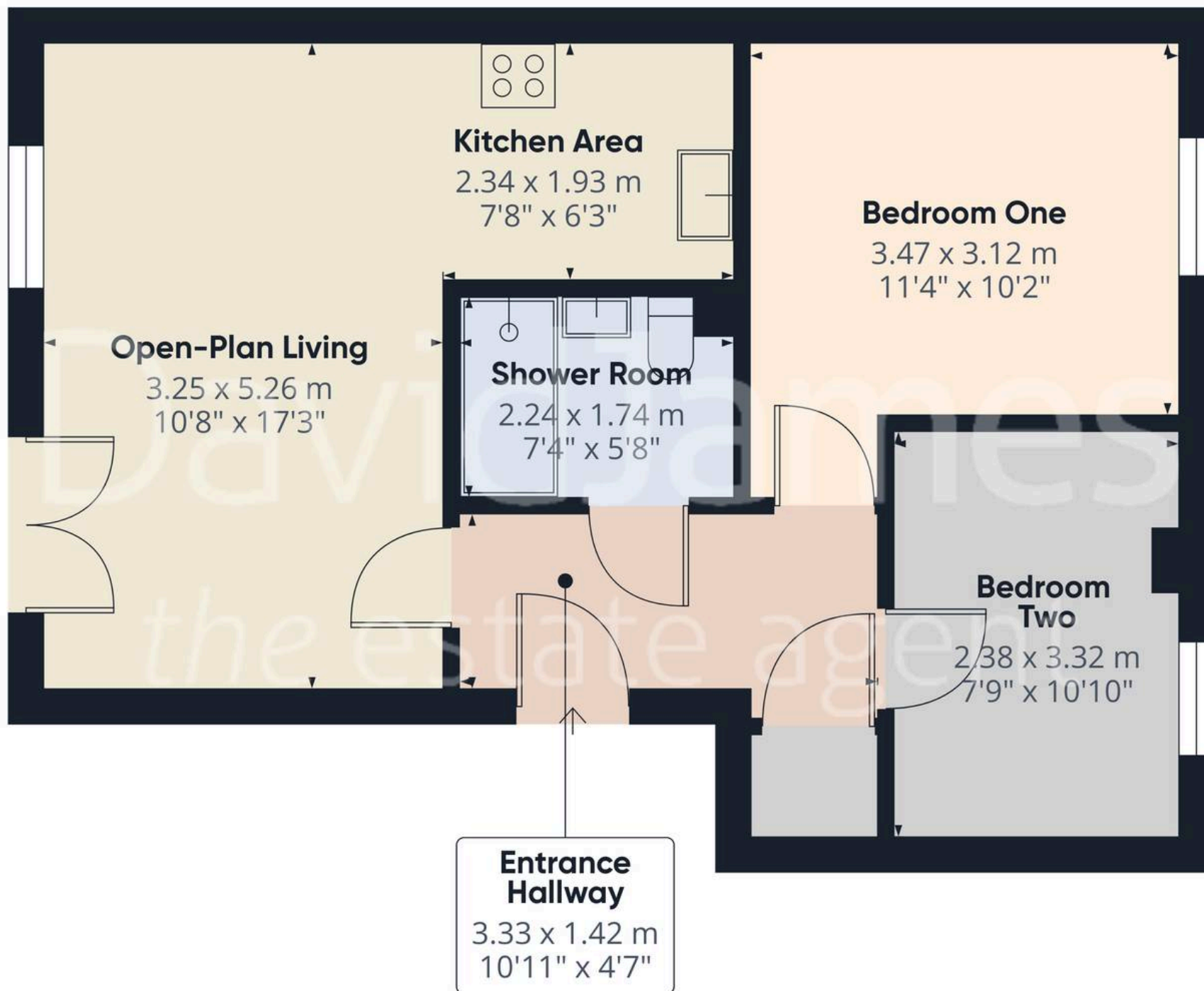
EPC Environmental Impact Rating: B

- 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









Approximate total area⁽¹⁾

51.4 m²

554 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.

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