



49 Clementine Drive, Mapperley - NG3 5UX

Guide Price £160,000 - £165,000





49 Clementine Drive

Mapperley, Nottingham

GUIDE PRICE £160,000–£165,000 Modern first floor apartment close to Mapperley's amenities – available to purchase with no chain! Open plan living/kitchen with a Juliet balcony and 2 double beds!

Council Tax band: C

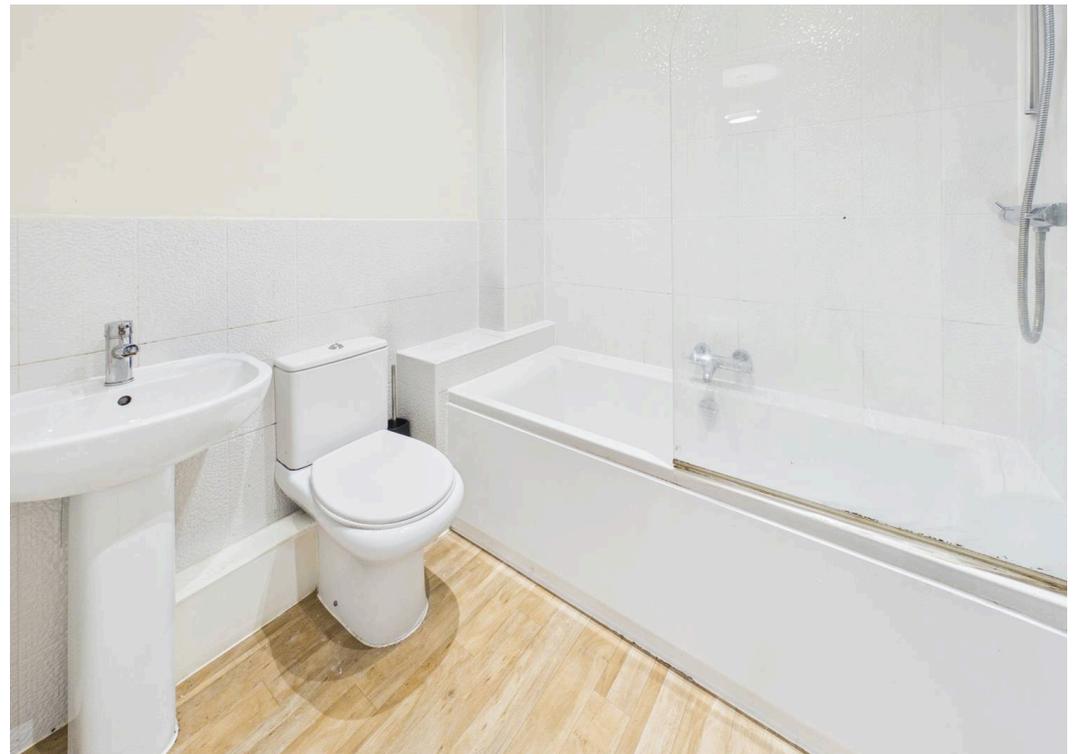
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern first floor apartment
- Available to purchase with no upward chain
- Ideal for first-time buyers, investors or those simply seeking a convenient location
- Within easy reach of Mapperley's excellent nearby amenities, bus services and Gedling Country Park
- Entrance hall with intercom system and useful storage
- Superb open plan living/kitchen area with a feature Juliet balcony
- Modern kitchen with integrated cooking appliances
- Two double bedrooms (L-shaped main bedroom with dressing area)
- Three-piece bathroom with an over-bath shower
- Car park for residents







Approximate total area⁽¹⁾

59.4 m²
639 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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