

Robert Ellis

look no further...



Clementine Drive,
Mapperley, Nottingham
NG3 5UX

£160,000 Leasehold

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** GUIDE PRICE £150,000 - £160,000 **

Robert Ellis Estate Agents are delighted to offer to the market this charming two-bedroom top-floor apartment located in the sought-after area of Mapperley, Nottingham. Situated in a quiet and well-maintained development, this property offers the perfect blend of modern living and convenient access to local amenities.

Upon entering, you're greeted by a bright and airy living area with large windows that flood the space with natural light, providing views of the communal area. The kitchen is fully equipped with integrated appliances, cabinets, and ample countertop space, making it ideal for both everyday use and entertaining.

Both bedrooms are generously sized, with the master having space for some built-in wardrobes for added convenience. The apartment also benefits from a modern bathroom with a full suite, including a bath tub with an overhead shower.

Additional features include parking, gas central heating, and double-glazed windows throughout. The top-floor position provides added privacy and a peaceful ambiance, while the communal areas are well-maintained with secure entry systems.

Located just a short walk from Mapperley's vibrant high street, with its array of cafes, shops, and restaurants, and offering easy access to Nottingham city centre via excellent transport links, this apartment is perfect for professionals, couples, or small families seeking stylish and convenient living.

Don't miss the opportunity to view this fantastic property!



Entrance Hallway

Wooden entrance door leading into the entrance hallway. Wood effect laminate flooring. Built-in storage cupboards, one housing the combination boiler. Internal doors leading into the lounge diner, kitchen, bedroom 1, 2 and bathroom.

Lounge Diner

17'11" x 11'10" approx (5.48 x 3.62 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Double glazed door leading out to the Juliet balcony. TV point.

Kitchen

11'10" x 5'9" approx (3.62 x 1.76 approx)

Double glazed window to the rear elevation. Wood effect laminate flooring. Wall mounted radiator. Spotlights the ceiling. A range of wall, base and drawer units with worksurfaces above, incorporating a sink and drainer with mixer tap and a built-in extractor hood above. Integrated electric oven.

Bedroom 1

15'6" x 15'11" approx (4.73 x 4.86 approx)

2 x Double glazed windows to the front elevation. Carpeted flooring. 2 x Wall mounted radiators. TV point.

Bedroom 2

8'3" x 9'4" approx (2.53 x 2.87 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator.

Bathroom

6'4" x 6'1" approx (1.95 x 1.87 approx)

Tiled splashbacks. Wall mounted towel radiator. Spotlights the ceiling. Extractor fan. 3 piece suite comprising of a bath with mixer tap and a mains fed shower above, hand wash basin with mixer tap and a WC.

Outside

Outside the property with mature communal grounds. The property also benefits from having ample on road parking and a private garage.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

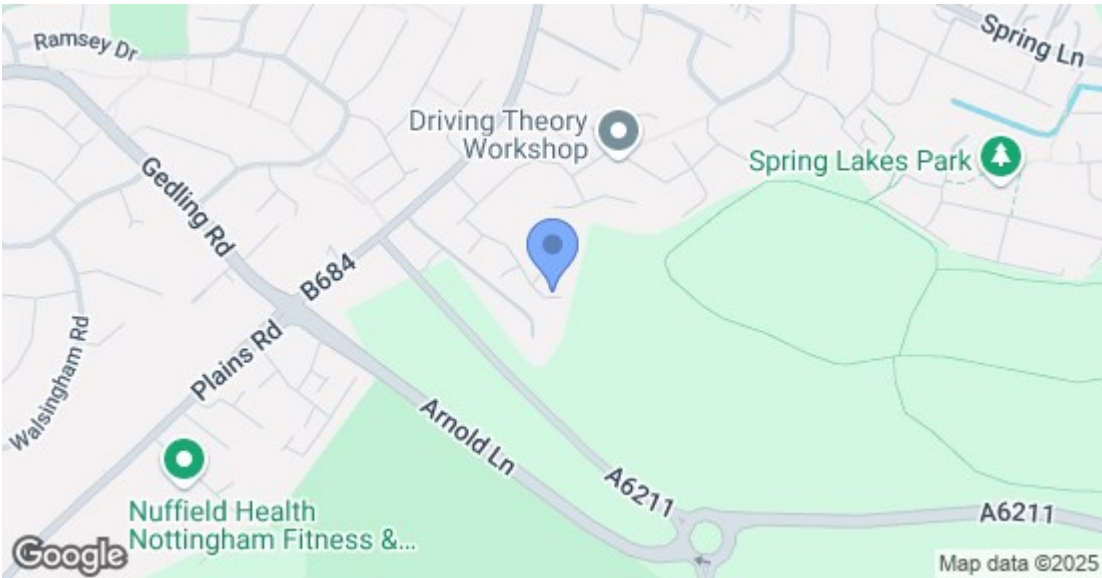
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	80
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.