



## Flat 4a, The Flintham Hine Hall, Mapperley – NG3 5PQ

Guide Price £230,000 – £250,000

DavidJames  
the estate agent





## Flat 4a

The Flintham Hine Hall, Nottingham

GUIDE PRICE £230,000–£250,000 Beautiful duplex apartment set within the historic and stunning Hine Hall! Generous living space, modern kitchen, 3 beds and superb communal grounds with gated parking!

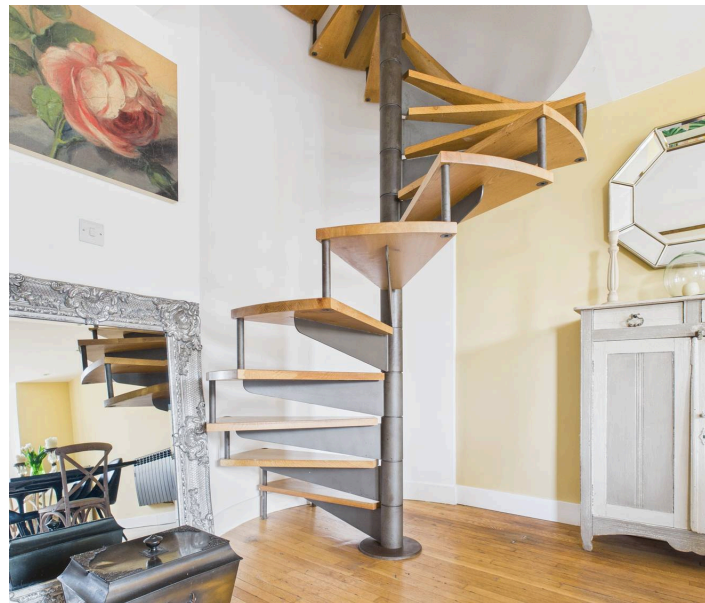
Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

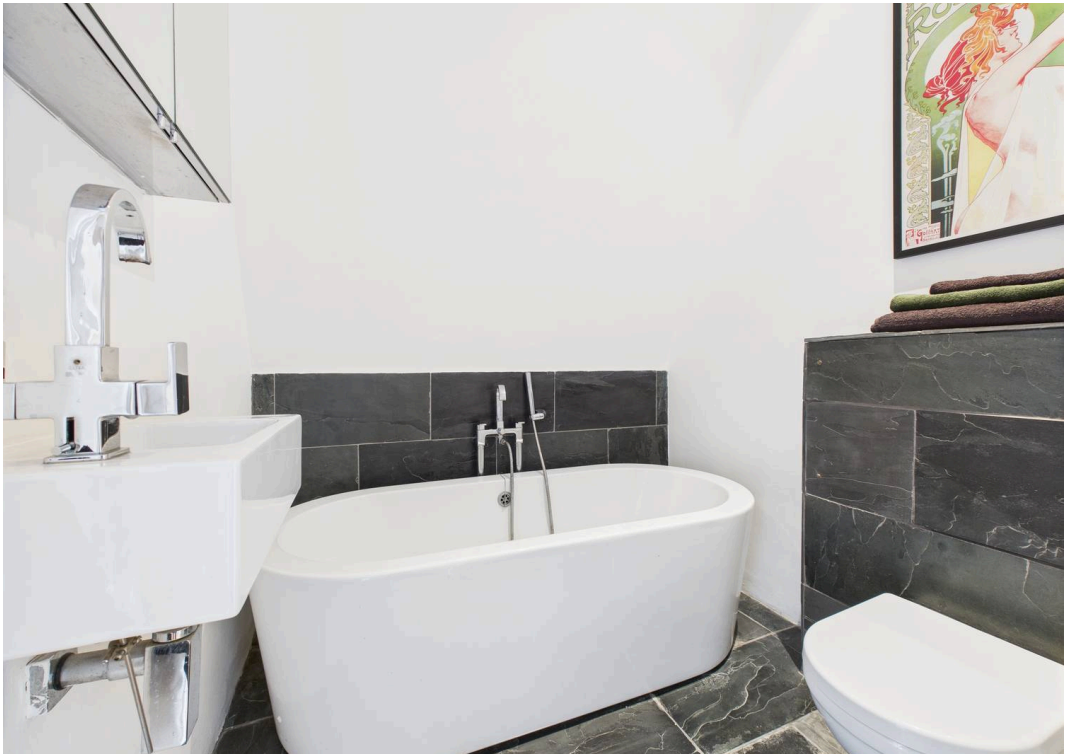
- Beautiful duplex apartment set within the stunning Hine Hall
- Offering generous and characterful accommodation across two storeys
- Within easy reach of Mapperley's vibrant amenities and the nearby Nottingham City Centre
- Includes a share of the freehold
- Impressive open plan lounge/dining room with a feature balcony
- Modern fitted kitchen with a range of integrated appliances
- Three upper-floor bedrooms (bedrooms one and two with en-suites and fitted wardrobes)
- Stylish main bathroom with a three-piece white suite
- Secure gated car park for residents and visitors plus a useful private garage
- Set within multiple acres of stunning and established communal grounds















Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

125.4 m<sup>2</sup>

1351 ft<sup>2</sup>

**Balconies and terraces**

4.1 m<sup>2</sup>

44 ft<sup>2</sup>

**Reduced headroom**

6.3 m<sup>2</sup>

67 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.