



## Flat 10, Fleming House Ockbrook Drive, Nottingham – NG3 6AS

Guide Price £175,000

DavidJames  
the estate agent





## Flat 10

Fleming House Ockbrook Drive,  
Nottingham

NO CHAIN! Modern and spacious second-floor apartment on the popular City Heights development in Mapperley with large open-plan living, two double bedrooms, bathroom, en-suite and allocated parking!  
Council Tax band: C

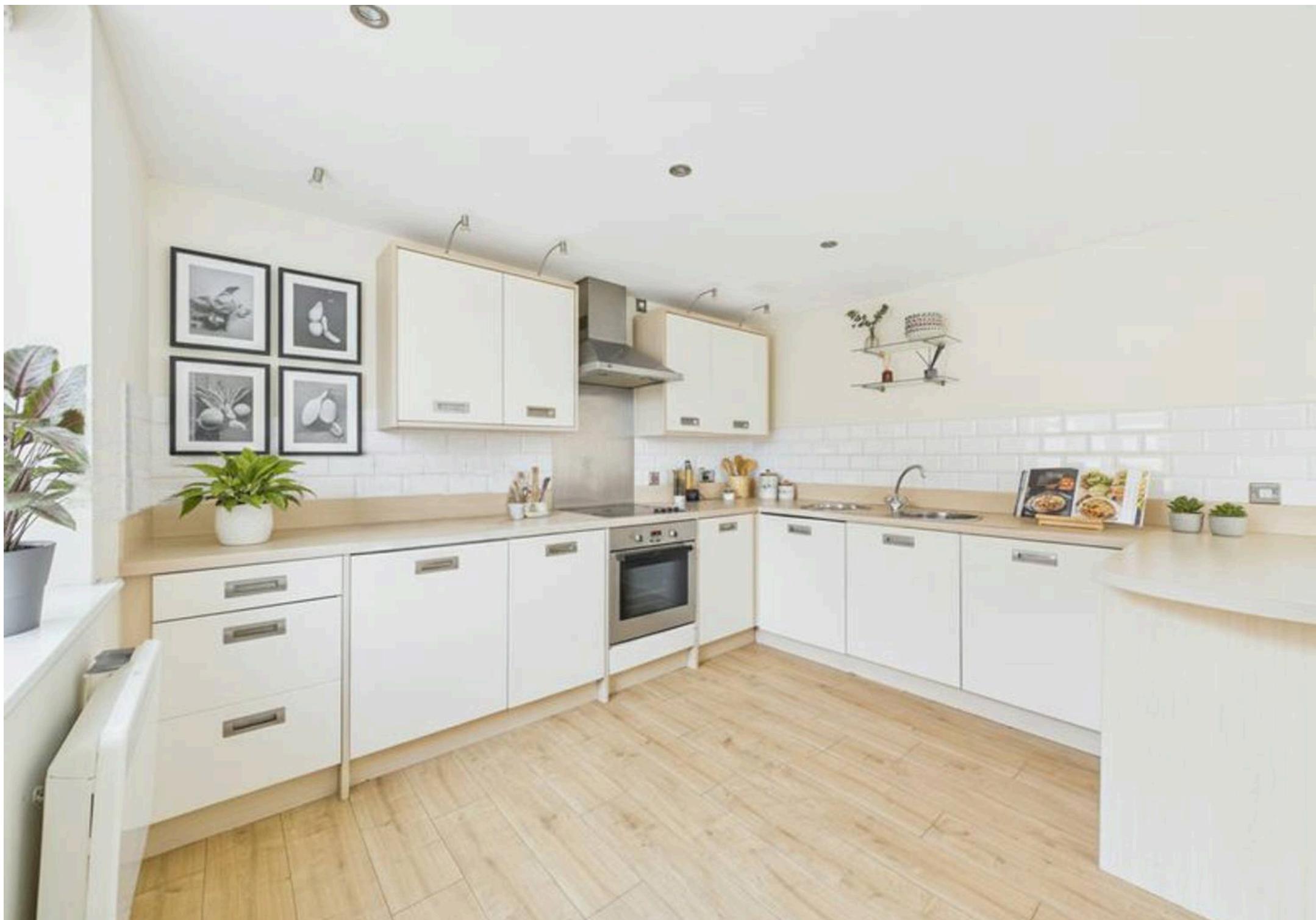
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Modern and spacious first-floor apartment
- Easy access to Mapperley's shops, nearby supermarkets and bus links into Nottingham City Centre
- Offered to the market with no upward chain and presented in neutral tones throughout
- Perfect opportunity for a first-time buyer, professional or buy-to-let investor
- Generously-sized open plan living space with a well-equipped kitchen and a range of integrated appliances
- Two well-proportioned and carpeted double bedrooms
- Spacious main bedroom featuring French doors with a Juliet balcony and fitted wardrobes
- Modern bathroom with white three-piece suite and en-suite shower room featuring a mains shower
- Secure intercom system, UPVC double glazing and a communal lift
- Well-maintained communal grounds and allocated parking space













Approximate total area<sup>(1)</sup>  
82.1 m<sup>2</sup>  
883 ft<sup>2</sup>

(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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## David James Estate Agents

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