



21 Ledger Walk, Nottingham – NG5 1QU

Guide Price £140,000 – £150,000



21 Ledger Walk

Nottingham

NO CHAIN! Modern 2 double bedroom apartment within easy reach of Sherwood's amenities, Nottingham city centre and both hospitals campuses! Contemporary interiors, a garage and nearby transport links!

Council Tax band: B

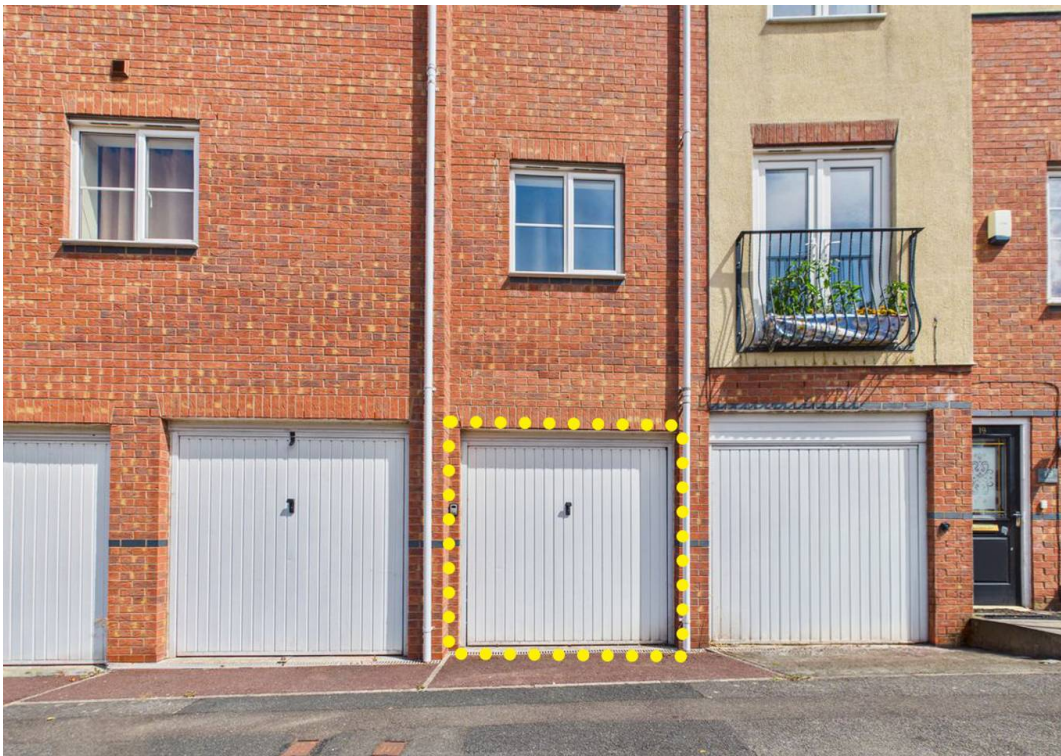
Tenure: Leasehold

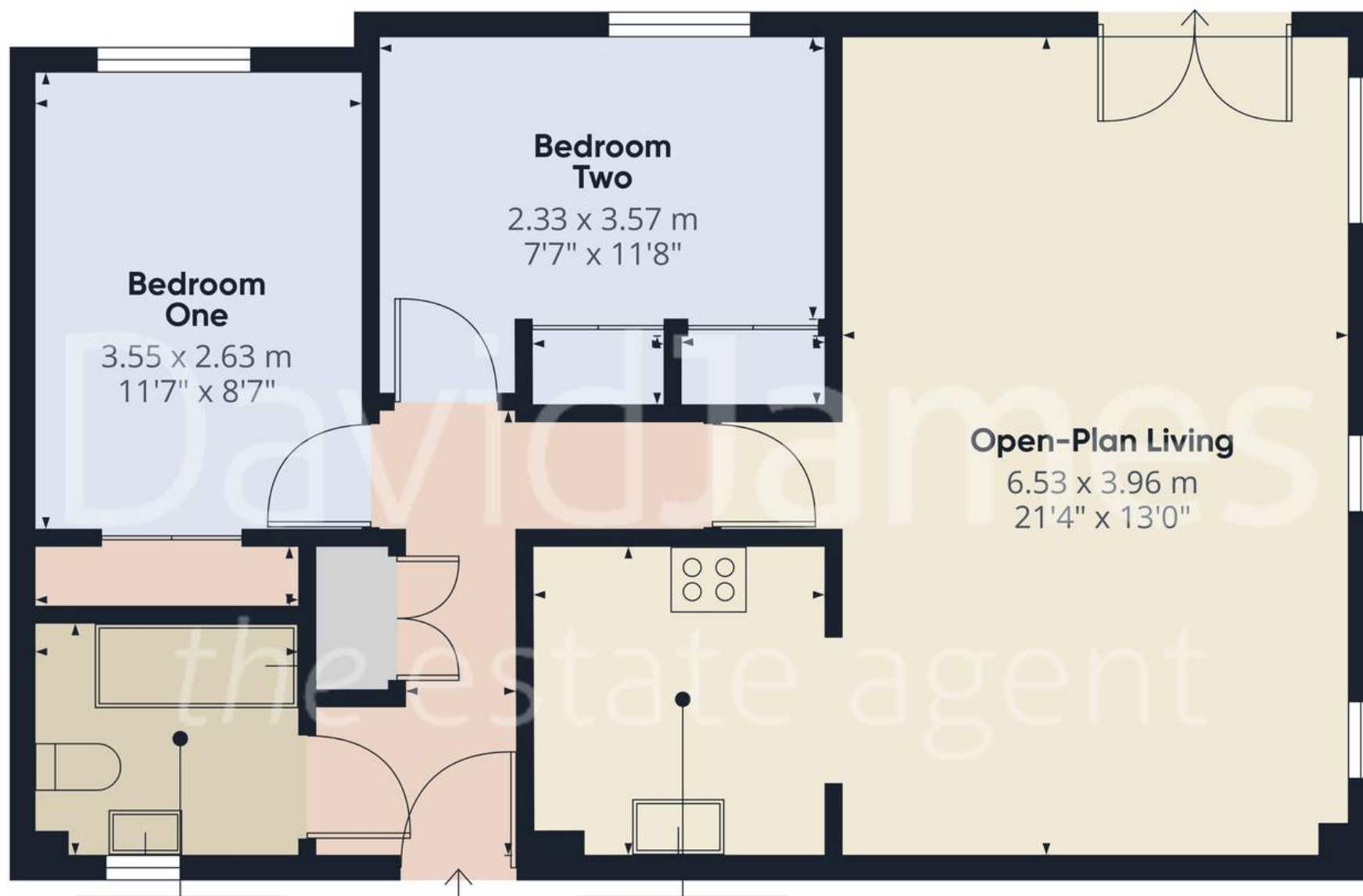
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Stylishly-presented second floor apartment
- Offered to the market with no upward chain
- Ideal home for professionals, investors or first-time buyers seeking comfortable and well-connected accommodation
- Close to Sherwood's nearby amenities and transport links to the city, QMC and City Hospital
- Entrance hall with intercom system & useful storage cupboard
- Bright and spacious open-plan lounge, dining and kitchen with a feature Juliet balcony
- Modern fitted kitchen with integrated appliances
- Two generous double bedrooms (both benefiting from built-in wardrobes)
- Contemporary bathroom with a three-piece suite and electric shower
- Garage providing secure off-street parking







Bedroom One

3.55 x 2.63 m
11'7" x 8'7"

Bedroom Two

2.33 x 3.57 m
7'7" x 11'8"

Open-Plan Living

6.53 x 3.96 m
21'4" x 13'0"

Bathroom

1.88 x 2.16 m
6'2" x 7'1"

Kitchen

2.43 x 2.30 m
7'11" x 7'6"

Approximate total area⁽¹⁾

64 m²
690 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.

GIRAFFE360





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