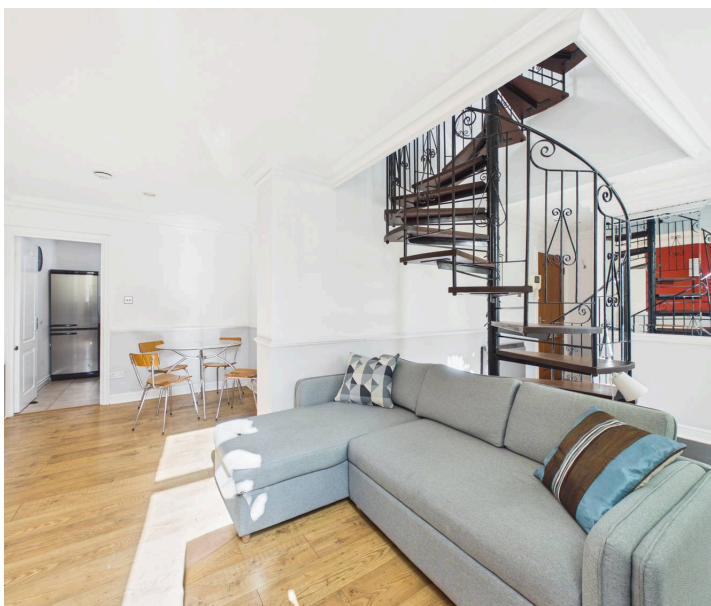
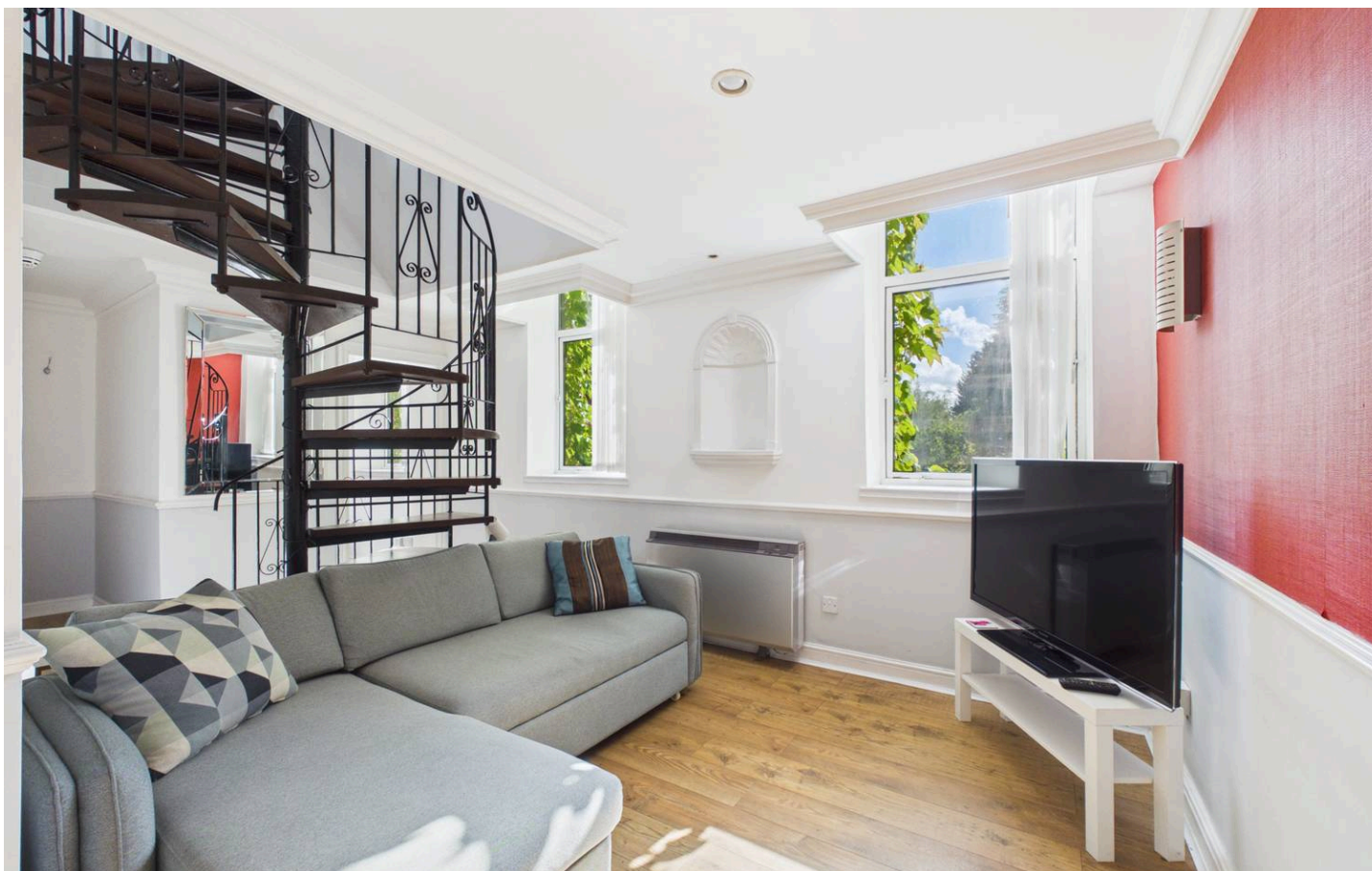




Flat 5, The Flintham Hine Hall, Mapperley – NG3 5PQ

Guide Price £140,000

DavidJames
the estate agent



Flat 5

The Flintham Hine Hall, Nottingham

NO CHAIN! Second floor duplex apartment in the historic Hine Hall! 2 beds, kitchen, open-plan living, bathroom and additional study space.

Communal lawned gardens and gated residents/visitors parking!

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Second floor duplex apartment in the historic Grade II listed Hine Hall
- Offered to the market with no upward chain
- Conveniently located close to Mapperley's amenities, shops, and transport links to Nottingham City Centre
- Ideal for first time buyers, professionals and investors alike
- Two well proportioned bedrooms (main double bedroom with storage cupboard housing the water tank)
- Versatile landing area currently being utilised as a study space
- Three piece bathroom with mains shower over bath and chrome towel rail
- Kitchen with integrated cooking appliances and space for freestanding appliances
- Dining room and adjacent lounge with spiral staircase
- Generous and well-maintained communal gardens, alongside gated parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

63.2 m²

681 ft²

Reduced headroom

1.4 m²

15 ft²

(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 • 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.