



9 Flamingo Court,  
Nottingham, NG7 1GJ

TJ  
THOMAS  
JAMES

# 9 Flamingo Court, Nottingham, NG7 1GJ

This modern two bedroom apartment presents a fantastic opportunity for both first-time buyers and investors, situated in a beautiful and well-maintained complex in the popular area of Castle Marina, within walking distance of Nottingham City Centre.

The apartment benefits from UPVC double glazing and electric heating throughout, promoting energy efficiency and year-round comfort (EPC rating D).

Residents of the complex enjoy access to well-maintained communal gardens and ample communal parking spaces, while the secure entry system provides peace of mind. The location is particularly convenient, with a range of local amenities, shops, and transport links close by, making commuting or shopping trips effortless.

This property falls within Council Tax Band C, offering manageable running costs for city living. Whether you are seeking a stylish home in a vibrant urban setting or a smart addition to your investment portfolio, this apartment combines modern interiors, practical features, and a prime location to deliver exceptional value.

Early viewing is highly recommended to appreciate the quality and convenience on offer.

£180,000





### **ACCOMMODATION**

The property offers an inviting open plan living area, which seamlessly combines the lounge and dining spaces, creating a bright and sociable environment. From here, sliding doors lead to a private balcony, providing an ideal spot to relax and enjoy elevated views. The kitchen is thoughtfully integrated into the living space and features contemporary units, worktops, and fitted appliances, ensuring both practicality and style.

Upstairs both bedrooms are generously proportioned, with the principal bedroom offering ample space for a large bed and additional furnishings, while the second bedroom is perfect for guests, or a home office. The bathroom is finished to a high standard, complete with a modern suite, sleek tiling, and quality fixtures.

### **OUTSIDE**

Residents of the complex enjoy access to well-maintained communal gardens and ample communal parking spaces, while the secure entry system provides peace of mind.

### **Council Tax Band**

Council Tax Band C. Nottingham City Council. Amount payable for 2026/27 £2449.23.

### **Referral Arrangement Note**

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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