



36 Smithy Crescent, Arnold, NG5 7FT

£145,000





# 36 Smithy Crescent Arnold, NG5 7FT

- Recently refurbished ground floor maisonette
- Refurbished kitchen and bathroom
- Gas central heating and double glazing
- 2 double bedrooms, large lounge
- Off street parking space and side garden
- Quiet location, close to Arnolds amenities

Recently refurbished ground floor maisonette, with 2 bedrooms and parking space! This property has recently under gone extensive works, including a kitchen and bathroom refurbishment, new radiators, new floorings throughout and redecoration. The property has spacious accommodation, a useful external storage room and side garden area.

Situated in a quiet location but only a short walk to Arnolds shops, amenities, and excellent bus routes. With its blend of modern comforts and a prime location, this maisonette presents a wonderful opportunity for first-time buyers, those looking to downsize, or investors.

£145,000



## Entrance

A shared pathway leads around the side of the property into an open porch, where there is an external store room housing the RCD board and gas/electric meters. A UPVC double glazed door leads into the inner hallway which is carpeted, has a radiator, wall mounted heating controls and doors leading to all rooms

## Kitchen

The kitchen is recently refurbished & neutrally decorated, with wall and floor cabinets, worktop, tiled splash back, stainless steel sink with mixer tap, fitted electric oven & hob and space for under counter appliances. There is parquet style vinyl flooring, radiator, the wall mounted combination boiler and a UPVC window to the front,

## Lounge

Fitted carpet, radiator, electric fire with hearth and surround, UPVC window to the front



### Bedroom 1

UPVC window to the rear, carpet and radiator

### Bedroom 2

UPVC window to the rear, carpet and radiator

### Bathroom

The bathroom is recently refurbished and comprises of toilet with dual flush, vanity wash hand basin with mixer tap and storage, bath with mixer tap, mains shower over and glass screen. UPVC window looks to the side, there is vinyl flooring, extractor fan and radiator.

### Outside

To the front, the property benefits from a private off-street parking space. To the side, there is a garden with artificial grass, raised borders and fencing.

**\*\*Please note that whilst the garden area has been sectioned off for private use, this arrangement is informal and has not been legally or formally documented. The use of the space has been agreed mutually between the residents only and does not form part of any official title, lease, or legal agreement.**

### Material Information

TENURE: Leasehold

LEASE DETAILS: 999 years from 11th October 1965

GROUND RENT: £5 per annum

SERVICE CHARGE: £0

COUNCIL TAX: Gedling borough council - Band A

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:

Neighbours access to rear garden

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: Not known

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent







**MAINS SEWERAGE PROVIDER:** Severn Trent

**WATER METER:**

**BROADBAND AVAILABILITY:** Please visit Ofcom - Broadband and Mobile coverage checker.

**MOBILE SIGNAL/COVERAGE:** Please visit Ofcom - Broadband and Mobile coverage checker.

**ELECTRIC CAR CHARGING POINT:** not available.

**ACCESS AND SAFETY INFORMATION:** Access to the main door is via a shared pathway

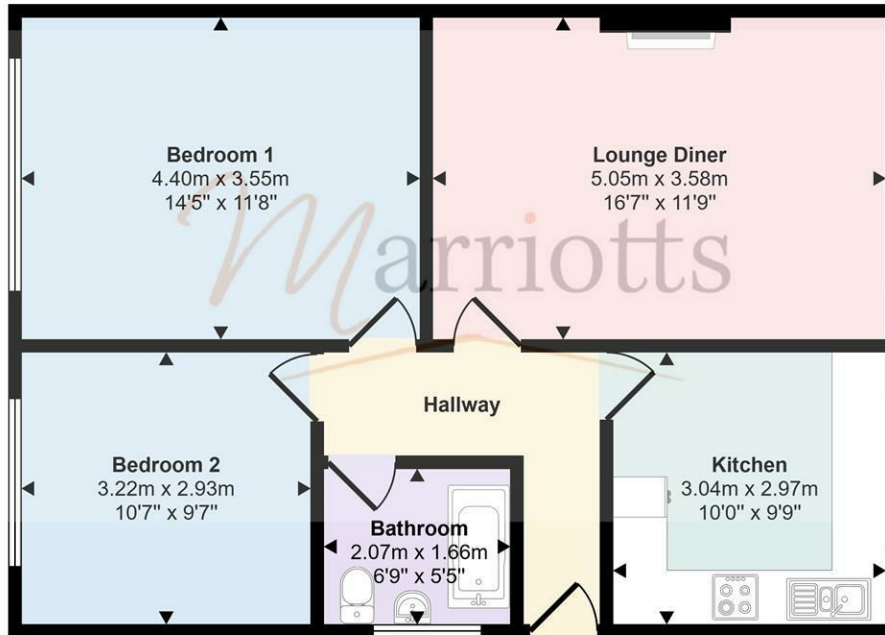
\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\* Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.

Please note: Some photographs in this advert have been enhanced with virtual furniture





Approx Gross Internal Area  
64 sq m / 691 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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