



Leivers House Derwent Crescent, Arnold, NG5 6TF  
£100,000





# Leivers House Derwent Crescent Arnold, NG5 6TF

- Ground floor apartment
- Modern kitchen with appliances
- Single garage in a block
- One bedroom
- Bathroom with electric shower
- NO UPWARD CHAIN

**GREAT FIRST TIME BUY!!** A well-maintained ground-floor apartment in a popular development just off Gedling Road, directly opposite Arnold Hill Academy. The property has one-bedroom with built-in sliding mirrored wardrobes, living room with fireplace, bathroom in white with electric shower over the bath and modern kitchen in gloss white with built-in oven, hob, extractor and fridge. Communal gardens, shared residence parking, single garage in a block and for sale with NO UPWARD CHAIN!!

£100,000



## Entrance Hall

With a front entrance door from the communal lobby, security entry phone, large walk-in cloaks cupboard and doors to all rooms.

## Living Room

Tiled fireplace and hearth with Mahogany coloured surround, UPVC double glazed window overlooking the inner gardens and a modern electric storage heater.

## Kitchen

A range of modern units with doors in gloss white, wood effect worktops with inset stainless steel sink unit and drainer and tiled splashbacks. Appliances consist of an integrated electric brushed steel oven, four-ring halogen hob with brushed steel extractor canopy and a built-in fridge with freezer compartment. Walk-in shelved utility cupboard with plumbing for washing machine, separate airing cupboard housing the hot water cylinder and further shelved cupboard. Wood style floor covering and UPVC double-glazed window.



## Bedroom

Built-in wardrobes to one wall with sliding mirror doors, modern electric storage heater and UPVC double-glazed window.

## Bathroom

A white suite consisting of a bath with full height tiled surround and electric shower, dual flush toilet and pedestal wash basin. Grey wood style floor covering, electric fan heater, electric storage heater and UPVC double-glazed window.

## Outside

The building stands within communal and maintained gardens and grounds with mature trees, bin stores and seating areas and shared residents parking to the front and side. The property also has a single garage in a block to the rear of the building.

## Material Information

TENURE: Leasehold

COUNCIL TAX: Gedling & Nottinghamshire - Band A

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: n/a

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: Yes

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: level communal access







#### OTHER INFORMATION:

\*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.\*

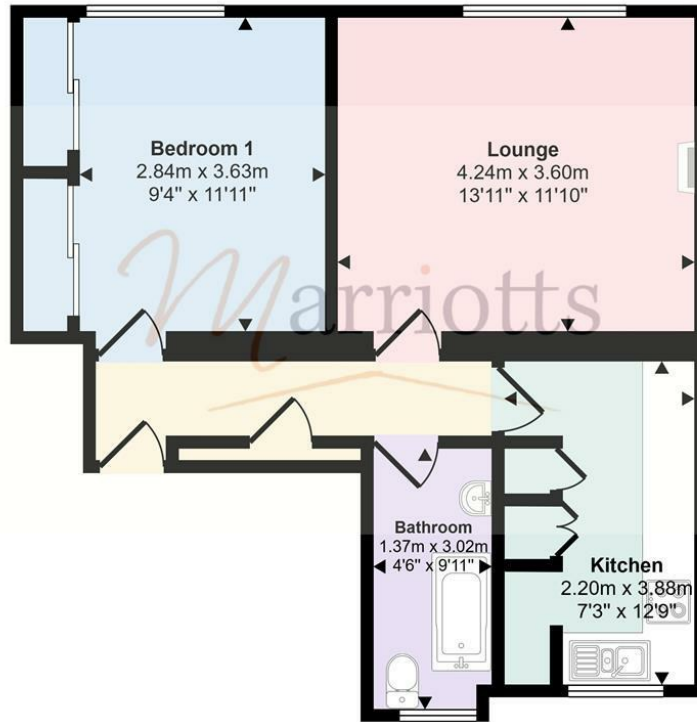
Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.





LEWIS HOUSE

Approx Gross Internal Area  
49 sq m / 531 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>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</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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