

HoldenCopley

PREPARE TO BE MOVED

Kilnbrook Avenue, Arnold, Nottinghamshire NG5 8DA

£800 PCM

SPACIOUS TWO BEDROOM MAISONETTE...

This well-presented two-bedroom first-floor maisonette is offered to the market unfurnished and available for immediate occupancy. Located in the popular area of Arnold, the property is ideal for couples or working professionals seeking spacious accommodation with excellent in-built storage. Situated close to a wide range of shops, eateries, and convenient transport links into Nottingham City Centre, it offers both comfort and connectivity. Internally, the ground floor features a private entrance and hallway, leading to a generously sized living room, a modern fitted kitchen with integrated appliances and space for freestanding units, two well-proportioned bedrooms, and a stylish three-piece bathroom suite. Additional benefits include off-road parking and a peaceful residential setting. Early viewing is highly recommended to fully appreciate what this home has to offer. Contact us today to arrange a viewing.

AVAILABLE NOW!



**Due to high demand on this property,
we are no longer accepting viewings.**
Please visit our website for more available properties.



- First Floor Maisonette
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Off Road Parking Available
- Un-Furnished
- Popular Location
- 360 Virtual Tour

ACCOMMODATION

Entrance

The entrance has carpeted flooring and stairs, radiator and a single door providing access into the accommodation

Landing

18*8" x 3*1" (5.70m x 0.94m)

The landing has carpeted flooring, two in-built storage cupboards, a radiator, loft access, smoke alarm and provides access into the accommodation

Living Room

15*4" x 10*11" (4.69m x 3.34m)

The living room has carpeted flooring, a wall mounted feature fireplace, a radiator and a range of UPVC double glazed windows to the rear and side elevations

Master Bedroom

14*2" x 8*9" (4.34m x 2.69m)

The main bedroom has carpeted flooring, a radiator, a freestanding triple wardrobe and a UPVC double glazed window to the rear elevation

Bedroom Two

9*10" x 8*6" (3.02m x 2.60m)

The second bedroom has carpeted flooring, an in-built cupboard, a radiator and a UPVC double glazed window to the front elevation

Kitchen

11*1" x 8*6" (3.39m x 2.61m)

The kitchen has wood effect laminate flooring, partially tiled walls, a range of fitted base and wall units with rolled edge countertops, a stainless steel sink with a drainer and mixer taps, an integrated oven with a gas hob, space and plumbing for a washing machine, an in-built storage cupboard, a radiator and a UPVC double glazed window to the front elevation

Bathrom

6*9" x 5*8" (2.08m x 1.73m)

The bathroom has wood effect laminate flooring, a low level dual flush wall mounted WC, a vanity wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture, taps and a glass shower screen, partially tiled walls, a chrome heated towel rail and a UPVC double glazed obscure window to the side elevation

OUTSIDE

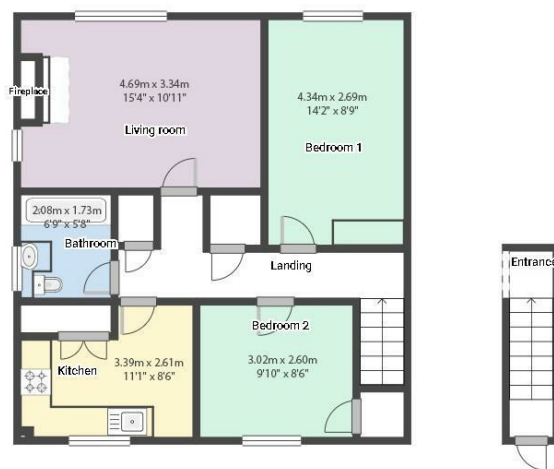
Outside the property benefits from a private entrance with off road parking available and to the rear is a designated space for drying clothes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Kilnbrook Avenue, Arnold, Nottinghamshire NG5 8DA



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

lettings@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.