Robert Ellis

look no further. . .

Derwent Crescent
Arnold, Nottingham NG5 6TE

A ONE BEDROOM GROUND FLOOR APARTMENT SITUATED IN ARNOLD, NOTTINGHAM.

Asking Price £100,000 Leasehold

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IDEAL FTB OR INVESTOR OPPORTUNITY – MODERN ONE-BEDROOM APARTMENT WITH GARAGE

Robert Ellis Estate Agents are pleased to bring to the market this beautifully presented, one-bedroom ground-floor apartment, ideally positioned within a quiet cul-de-sac in a popular residential location.

The property has been tastefully updated throughout, featuring a refitted modern kitchen and a stylish shower room with a contemporary three-piece suite. The spacious living accommodation is complemented by modern electric heating, creating a comfortable and efficient home environment. The double bedroom offers generous space, while the additional benefit of a garage provides secure storage or off-road parking.

Located within easy reach of local amenities, shops, and transport links, this apartment will appeal to first-time buyers, downsizers, and investors alike.

Early viewing is strongly recommended to appreciate the quality of accommodation on offer—contact our team today to arrange your appointment.

Entrance Hallway
3' x 15'2 approx (0.91m x 4.62m approx)
Ceiling light point, laminate floor covering, large storage cupboard providing useful additional storage space with built in shelving, panelled doors leading off too:

Living Room
12'2 x 14'04 approx (3.71m x 4.37m approx)
UPVC double glazed window to the rear elevation, ceiling light point, wall mounted electric heater, laminate floor covering.

Bedroom
12'7 x 12'6 approx (3.84m x 3.81m approx)
UPVC double glazed window to the rear elevation, wall mounted electric heater, laminate floor covering, built-in storage cupboard.

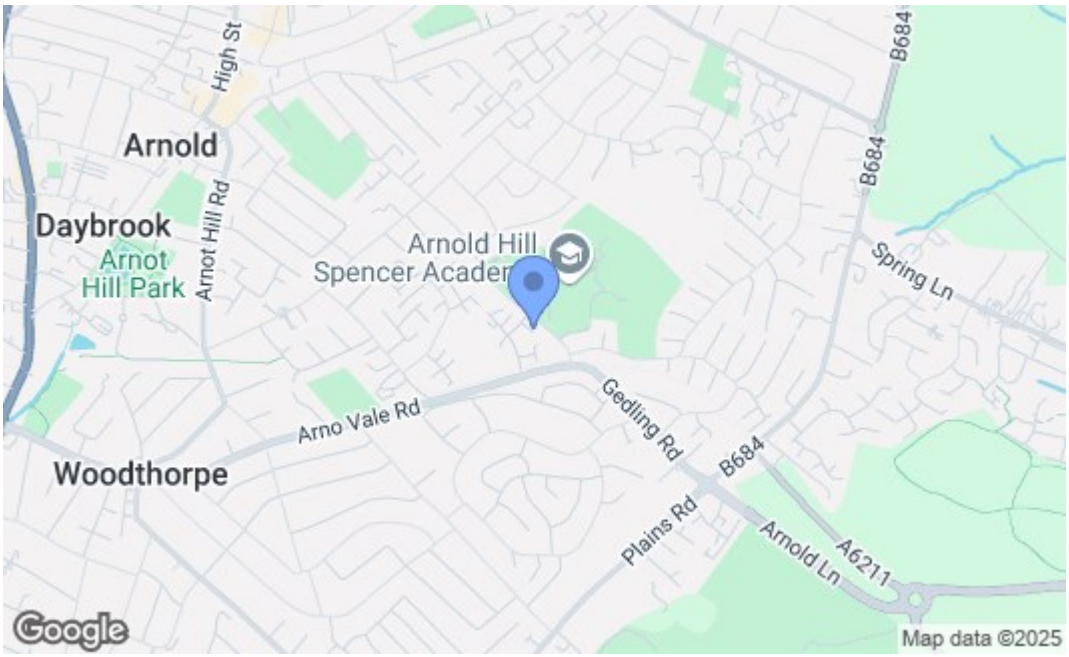
Family Shower Room
8'11 x 4'08 approx (2.72m x 1.42m approx)
This modern refitted shower room benefits from having a walk-in shower enclosure featuring an electric Triton shower above, low level flush WC, semi-recessed vanity wash hand basin with storage cupboards below, heated towel rail, ceiling light point, extractor fan, UPVC double glazed window to the front elevation, LVT flooring.

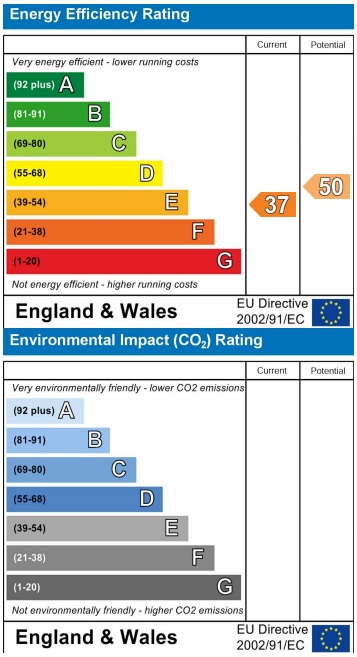
Fitted Kitchen
8'3 x 13'03 approx (2.51m x 4.04m approx)
With a range of contemporary matching wall and base units incorporating laminate worksurfaces above, integrated John Lewis oven at eye level, ceramic hob, 1 1/2 bowl sink with swan neck mixer tap over, food waste disposal unit, UPVC double glazed windows to the side and rear elevations, LVT flooring, ceiling light point, space for freestanding fridge freezer, space and plumbing for dishwasher, pantry providing useful additional storage space.

Pantry
Shelving providing additional storage, space and plumbing for automatic washing machine, space and point for tumble dryer.

Agents Notes: Additional Information

Council Tax Band: A
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Electric
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 15mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.