



Oxborough Road,  
Arnold, Nottingham  
NG5 6FE

**£79,950 Leasehold**



Robert Ellis Estate Agents are pleased to present this well-maintained one double bedroom ground floor apartment, ideally located in the heart of Arnold, Nottingham.

Perfectly positioned for convenience, the property is within easy reach of local shops, schools, excellent transport links, and the City Hospital—making it an ideal choice for medical professionals. Nearby areas such as Arnold, Sherwood, and Mapperley offer a great selection of bars, restaurants, and amenities.

Contact our Arnold office today to arrange your viewing!

Notice of Offer Property Address: We advise that an offer has been made for the above property in the sum of £73,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Agents Telephone Number: 0115 6485 485



### Entrance Hallway

Doors to rooms, storage heater, storage cupboard, intercom service.

### Open Plan Lounge Kitchen

16'9" x 16'10" approx (5.12 x 5.15 approx)

Two double glazed windows to the side elevation, carpeted flooring, storage heater, TV point.

Linoleum flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with hob over and cooker hood above.

### Bathroom

6'5" x 5'10" approx (1.97 x 1.78 approx)

Linoleum flooring, storage cupboard, WC, handwash basin with separate hot and cold taps, tiled splashbacks, bath with electric shower above, shaver point.

### Bedroom

9'4" x 12'7" approx (2.86 x 3.84 approx)

Double glazed window to the side elevation, wall mounted storage heater, carpeted flooring.

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### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

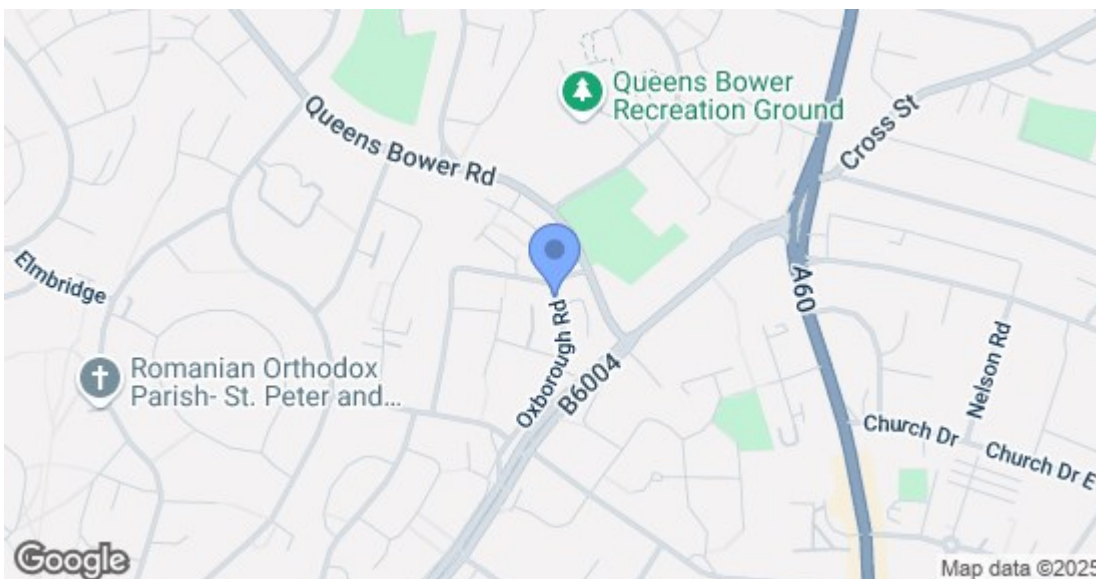
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.