Robert Ellis

look no further...

Smithy Crescent
Arnold, Nottingham NG5 7FT

SPACIOUS 2-BED MAISONETTE IN ARNOLD!

£145,000 Leasehold

0115 648 5485

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Located in a popular residential area of Arnold, this well-proportioned two-bedroom first-floor maisonette is just a short walk from a range of local shops, amenities, and convenient bus links, making it ideal for first-time buyers, downsizers, or investors.

Accessed via a private set of steps, the property welcomes you through a porch into a generous entrance hall. Inside, you'll find a bright and spacious lounge, perfect for relaxing or entertaining, and a well-sized kitchen/diner with plenty of space for cooking and dining.

The property offers two comfortable bedrooms, both neutrally decorated and filled with natural light which is ideal for use as sleeping quarters, guest space, or a home office. Completing the layout is a modern bathroom fitted with a three-piece suite.

Set in a quiet, well-connected location and offering excellent value for money, this maisonette is ready for you to move in and make your own.

Having steps leading up to:

Entrance Porch
UPVC door to the front, double glazed windows and UPVC door with car flap to:

Hallway
Carpeted flooring, radiator, coving, loft access hatch and doors to:

Kitchen
9'5 x 9'7 approx (2.87m x 2.92m approx)
Linoleum flooring, double glazed window to the front, tiled splashbacks, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, radiator, space for a fridge freezer, plumbing for a washing machine and dishwasher, spaces for a tumble dryer and cooker with a cooker hood above, wall mounted boiler (approx. 12 years old and is serviced).

Lounge
16'4 x 11'6 approx (4.98m x 3.51m approx)
Carpeted flooring, two radiators, coving, fireplace and double glazed window to the front.

Bedroom 1
14'6 x 11'6 approx (4.42m x 3.51m approx)
Radiator, carpeted flooring, double glazed window to the rear, fitted wardrobes and vanity area.

Bedroom 2
9'6 x 10'6 approx (2.90m x 3.20m approx)
Built-in storage, double glazed window to the rear, carpeted flooring and a radiator.

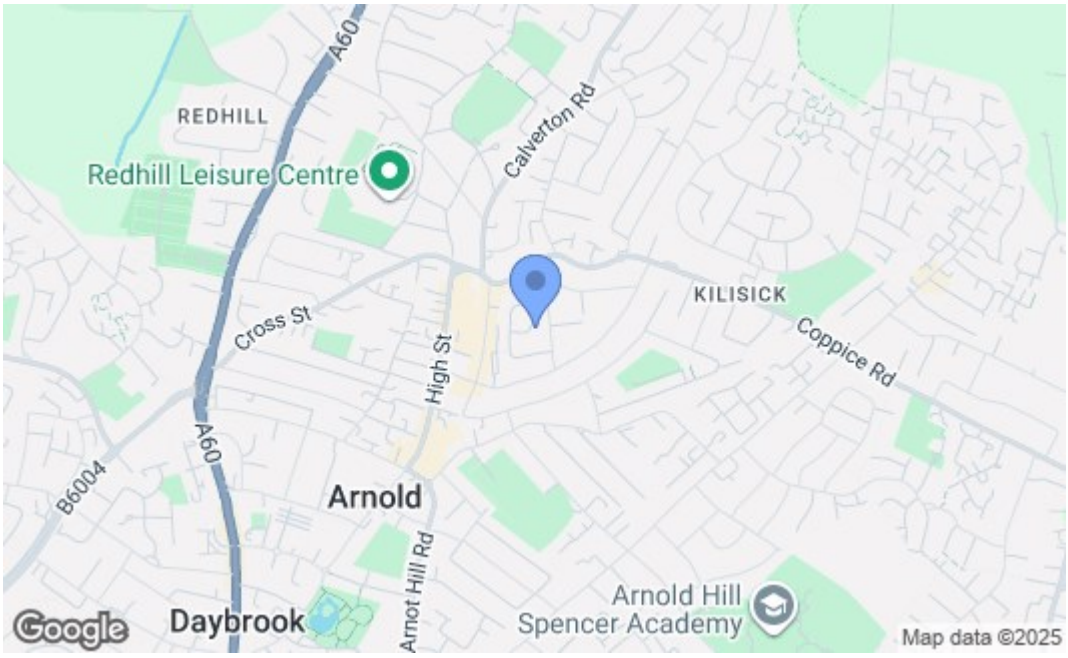
Bathroom
Linoleum flooring, double glazed window to the side, low flush w.c., heated towel rail, vanity wash hand basin with mixer tap, tiled splashbacks, bath with mixer tap and mains fed shower, spotlights to the ceiling.

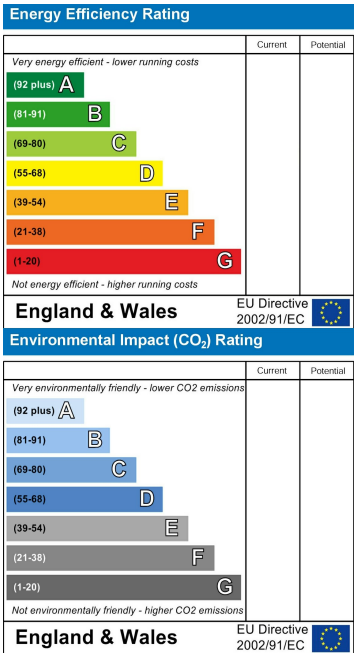
Outside
There is a mature rear garden with raised beds and lawned garden with fencing to the boundaries.

Agents Notes
The property is leasehold with a 999 year lease with commenced 10.6.70, there is a £5 p.a. ground rent

Council Tax
Gedling Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 44mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – 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.

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