Robert Ellis

look no further...

Derwent Crescent
Arnold, Nottingham NG5 6TD

A WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT FOR SALE!

Asking Price £110,000 Leasehold

0115 648 5485

/robertellisestateagent

@robertellisea

Robert Ellis Estate Agents are proud to bring to the market this fantastic two-bedroom top-floor apartment, located in the popular area of Arnold, Nottingham.

Set in a convenient spot near Ernehale Infant and Junior Schools, as well as Arnold Hill Academy, this home is ideal for couples or small families. Arnold Town Centre is just a short distance away, offering a wide range of shops, supermarkets, and independent retailers. Excellent bus links along Gedling Road provide easy travel to Nottingham City Centre and surrounding areas.

The apartment features a welcoming entrance hallway, a spacious and light-filled living room, a well-equipped kitchen with fitted units, two good-sized bedrooms, and a modern family shower room with a contemporary white suite.

The property also includes a garage, providing useful storage space.

Entrance Hallway
Wooden entrance door leading into the hallway comprising laminate floor covering, storage cupboard, dado rail, doors leading off to:

Lounge
12'65 x 14'04 approx (3.66m x 4.37m approx)
Carpeted flooring, electric fire with tiled hearth and wood surround, UPVC large double glazed window to the side elevation, UPVC double glazed door leading out to the balcony.

Kitchen
13'15 x 7'53 approx (3.96m x 2.13m approx)
Linoleum flooring, UPVC double glazed window to the side elevation, tiled splashbacks, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and point for fridge freezer, breakfast bar, storage cupboards, space and plumbing for a washing machine, electric oven with four ring ceramic hob over and extractor hood above.

Bedroom One
12'20 x 11'05 approx (3.66m x 3.48m approx)
UPVC double glazed window to the side elevation, carpeted flooring, coving to the ceiling, built-in storage cupboard.

Bedroom Two
5'81 x 9'93 approx (1.52m x 2.74m approx)
UPVC double glazed window to the side elevation, carpeted flooring.

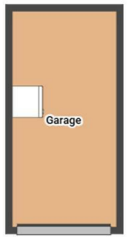
Shower Room
4'37 x 8'93 approx (1.22m x 2.44m approx)
UPVC double glazed window to the side elevation, tiled splashbacks, linoleum flooring, handwash basin with mixer tap, WC, shower enclosure with mains fed shower.

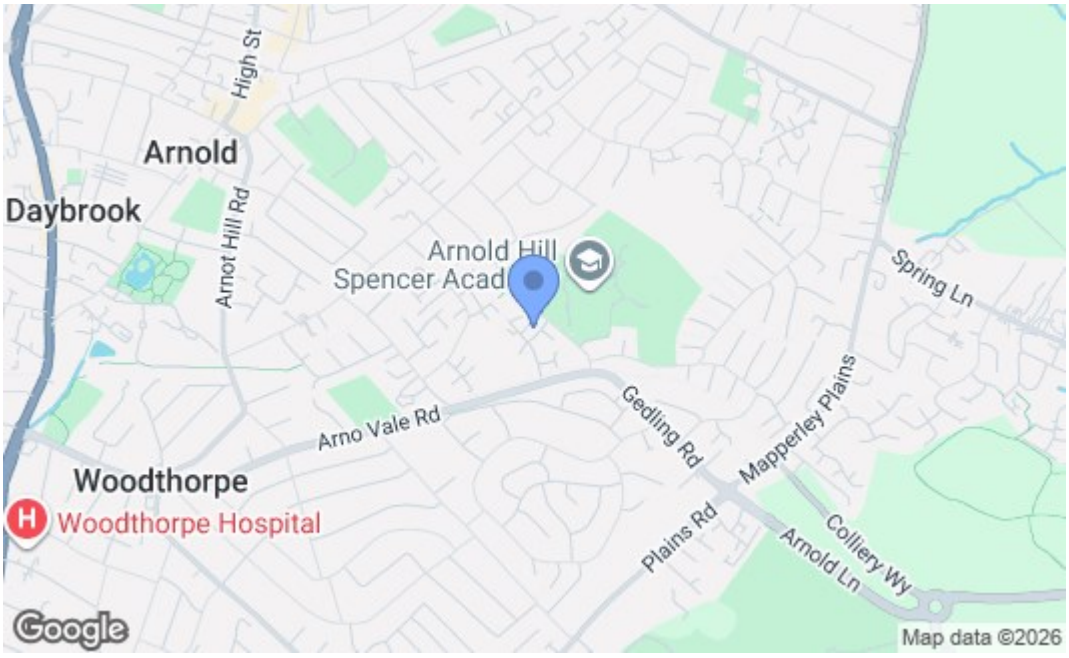
Outside

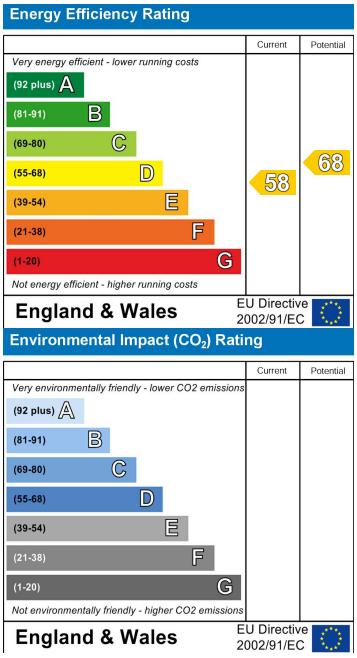
Garage
7'58 x 15'86 approx (2.13m x 4.57m approx)

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 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







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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485