



**Turton Drive  
Arnold, Nottingham NG5 6LH**

**A MUST SEE TWO BEDROOM GROUND  
FLOOR APARTMENT FOR SALE !**

**£130,000 Leasehold**



This two-bedroom ground floor apartment is ideally situated in the heart of Arnold, offering easy access to a wide range of local amenities, transport links, and shops.

The property features a spacious open-plan lounge, kitchen, and dining area, creating a light and functional living space suited to both everyday living and entertaining. The kitchen area offers ample storage and worktop space, while the layout allows for a comfortable seating and dining arrangement.

There are two well-proportioned bedrooms, both offering flexibility for use as sleeping accommodation, a home office, or guest space. The property also benefits from a practical wet room.

Externally, the apartment includes one allocated parking space along with additional visitor parking, providing convenience for both residents and guests.

Offering a well-balanced layout and a sought-after location, this property is an excellent choice for first-time buyers, downsizers, or investors alike.



### Entrance Porch

Secure entrance door leading into the porch comprising, alarm system, wall mounted radiator, carpeted flooring, door leading through to the entrance hallway.

### Entrance Hallway

Carpeted flooring, intercom, doors leading off to:

### Bedroom One

9'6" x 13'9" approx (2.9 x 4.2 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, fitted wardrobes and vanity unit.

### Bedroom Two

12'1" x 6'6" approx (3.7 x 2.0 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, fitted wardrobes.

### Shower Room

6'6" x 6'6" approx (2.0 x 2.0 approx)

UPVC double glazed window to the rear elevation, wall mounted shower, tiling to the walls, WC, handwash basin, wall mounted radiator, recessed spotlights to the ceiling, extractor fan.

### Open Plan Living Kitchen

UPVC double glazed windows to the front and rear elevations, wall mounted radiator, recessed spotlights to the ceiling, electric fireplace, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, electric hob with extractor hood over and oven below, integrated microwave, integrated fridge freezer, integrated dishwasher, tiled splashbacks, breakfast bar providing additional storage space.

### Kitchen Area

14'1" x 10'5" approx (4.3 x 3.2 approx)

### Living Area

9'10" x 15'8" approx (3.0 x 4.8 approx)

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 21mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

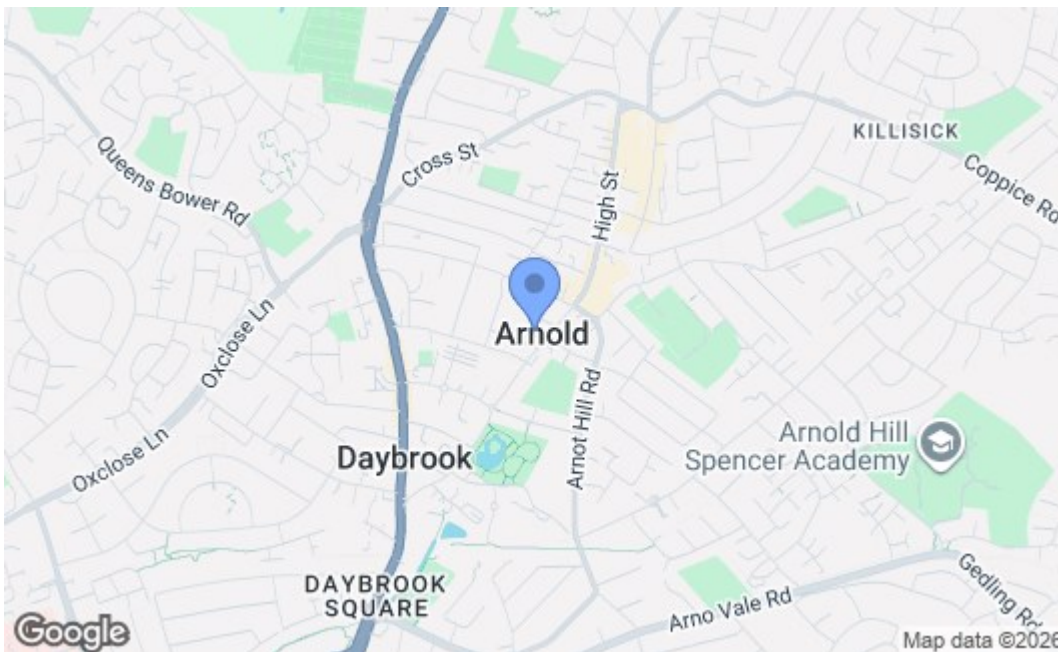
Flood Defences: No

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		75	75
(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>		Current	Potential
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.