



Wilmington Gardens,  
Daybrook, Nottingham  
NG5 6EU

**£76,000 Leasehold**





#### DEAL FOR FIRST-TIME BUYERS OR INVESTORS

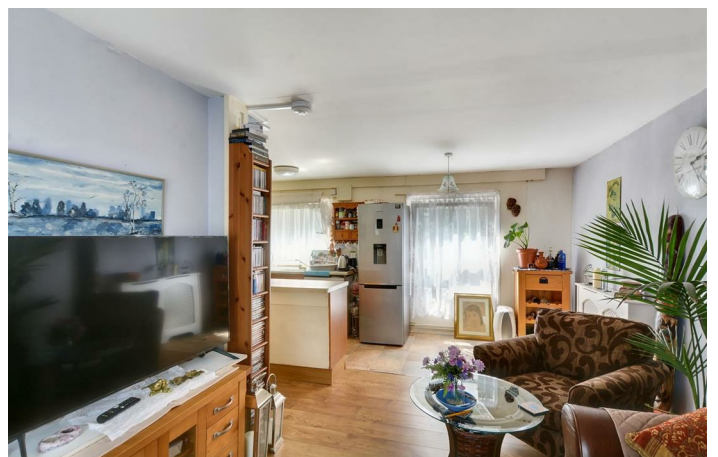
Robert Ellis Estate Agents are delighted to present this fantastic one bedroom, first floor apartment situated in a popular complex in Daybrook, Nottingham.

Ideally located within walking distance of Arnold's high street, which offers a variety of restaurants, bars, and retail shops, this property provides excellent convenience. Additionally, there are transport links within walking distance, allowing easy access to Nottingham City Centre and surrounding areas.

Upon entry, you are welcomed by a hallway that leads to the open-plan living, kitchen, and dining area. The modern kitchen units make it easy for prospective buyers to move in seamlessly. Off the hallway, you will find the bedroom, and a family bathroom with a modern white three-piece suite. There is also a spacious additional storage cupboard in the hallway.

The property offers communal parking space to the rear, making it an ideal investment or first-time purchase.

Please contact the office to arrange a viewing before it's too late!



### Entrance Hallway

Modern composite door leading into the entrance hallway. Linoleum flooring. Ceiling light point. Built-in storage cupboard (6'10 x 2'11 approx) light and power, housing Baxi gas central heating combination boiler. Internal door leading into the living dining kitchen, bedroom and bathroom.

### Open Plan L Shaped Living Dining Kitchen 20'1 x 15'07 approx (6.12m x 4.75m approx)

#### Kitchen Area

15'07 x 10'3 approx (4.75m x 3.12m approx)  
2 UPVC double glazed windows to the front and side elevations. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted base units incorporating laminate worksurfaces. Stainless steel 1.5 bowl sink and dual heat tap above. Space and point for a freestanding gas cooker. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Ample space for dining table

#### Living Area

9'06 x 10'06 approx (2.90m x 3.20m approx)  
Laminate flooring. Wall mounted radiator. Ceiling light point.

#### Bedroom

10' x 13'9 approx (3.05m x 4.19m approx)  
UPVC double glazed picture window to the rear elevation. Wall mounted radiator. Ceiling light point.

#### Bathroom

7'11 x 5'8 approx (2.41m x 1.73m approx)  
UPVC double glazed picture to the front elevation. Wall mounted radiator. Ceiling light point. Extractor fan. Modern white 3 piece suite comprising of a panel bath with electric shower above, pedestal wash hand basin and a low level flush WC.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

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

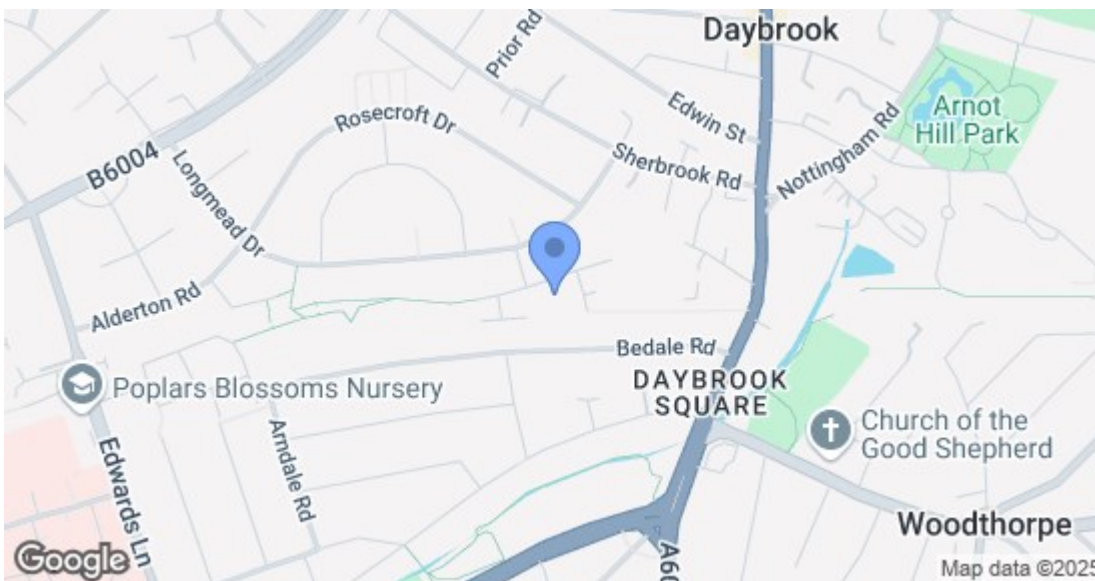
Other Material Issues: No



GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.