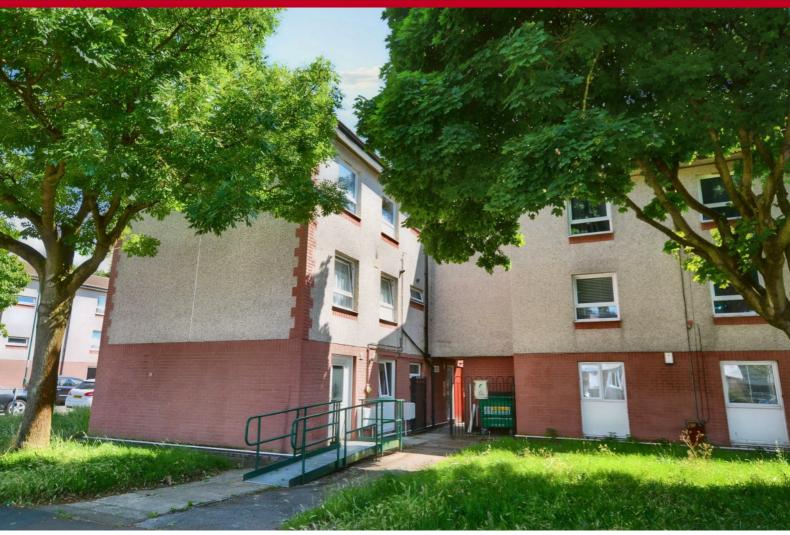
# Robert Ellis

## look no further...





Wilmington Gardens, Daybrook, Nottingham NG5 6EU

£76,000 Leasehold

### 0115 648 5485







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 ( $6'10 \times 2'11$  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

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

#### Bedroom

 $10' \times 13'9$  approx (3.05m  $\times$  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



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





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

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