



Waverley Street
Arboretum, Nottingham NG7 4EG

A THREE BEDROOM THREE BEDROOM
DUPLEX APARTMENT WITH GARAGE.
SELLING WITH A SHARE OF THE
FREEHOLD.

Offers Over £185,000 Leasehold - Share of Freehold



GUIDE PRICE £190,000-£200,000

Investment Opportunity - Duplex Apartment in Nottingham's Arboretum Area

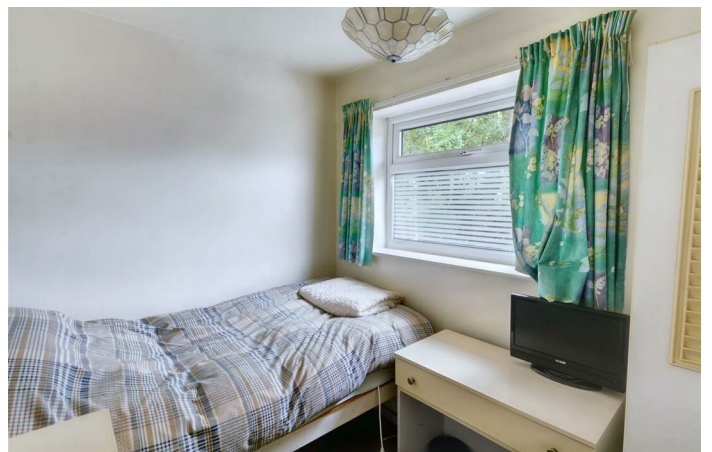
This spacious duplex apartment, situated in the highly desirable Arboretum area on the edge of Nottingham City Centre, presents a fantastic investment opportunity. With a tram stop conveniently located right outside, offering excellent transport links to the city centre and surrounding areas, the property offers both convenience and accessibility.

The apartment includes a single garage at the rear, providing valuable off-road parking in a central location. Access to the property is also via the rear, offering both privacy and practicality.

On the ground floor, the property features a modern open-plan living and dining area, along with a well-fitted kitchen, perfect for contemporary living. Upstairs, the first floor includes three generously sized bedrooms and a stylish family bathroom, ideal for families or sharers.

Its prime location, close to Nottingham Trent University and local amenities, makes this property particularly appealing to tenants and landlords alike. The Arboretum area is known for its strong rental demand, offering the potential for excellent returns on investment.

For more information on this exceptional opportunity, contact Robert Ellis today. Selling with NO UPWARD CHAIN.



Entrance Hallway

6'2 x 11'2 approx (1.88m x 3.40m approx)

UPVC double glazed access door to the front with fixed double glazed panel to the side, stairs to the first floor, radiator, laminate flooring, ceiling light point, storage cupboard with further understairs storage cupboard, ceiling light point and internal doors to:

Fitted Kitchen

10'3 x 7'4 approx (3.12m x 2.24m approx)

With a range of matching wall and base units incorporating a laminate work surface over, stainless steel sink with mixer tap above, space and point for free standing gas cooker, space and plumbing for an automatic washing machine, tiled splashbacks, laminate flooring, ceiling light point, integrated fridge and freezer and panelled doors to:

Open Plan Lounge/Diner

12'2 x 21'5 approx (3.71m x 6.53m approx)

This dual aspect open plan lounge/diner benefits from having a UPVC double glazed bay window to the front with an additional UPVC double glazed window to the rear, ceiling light points, dado rail, double radiator, coving to ceiling, feature Adam style fireplace incorporating a wooden mantle with tiled hearth and Living Flame gas fire, ample space for both living and dining areas.

First Floor Landing

Ceiling light point, loft access hatch, panelled doors to:

Bedroom 1

11'8 x 9'11 approx (3.56m x 3.02m approx)

UPVC double glazed window to the rear, radiator, ceiling light point, built-in wardrobes providing ample storage space.

Bedroom 2

11'7 x 11'4 approx (3.53m x 3.45m approx)

UPVC double glazed picture window to the front, ceiling light point, wall mounted radiator, built-in wardrobes providing ample storage.

Bedroom 3

6'8 x 7'10 approx (2.03m x 2.39m approx)

UPVC double glazed window to the rear, ceiling light point, panelled electric heater.

Bathroom

6'3 x 7'10 approx (1.91m x 2.39m approx)

UPVC double glazed window to the front, white three piece suite comprising of a panelled bath with electric Mira shower above, pedestal wash hand basin, low flush w.c., tiling to the walls, chrome heated towel rail, airing/storage cupboard housing the re-fitted Worcester Bosch combination boiler.

Outside

The property sits within a purpose built block of similar apartments. With a garden laid to lawn to the front including two mature trees providing ideal screening. Pathway to the front entrance door and to the rear, driveway to the side providing access to the rear communal gardens and garage. There is an additional raised veranda providing access to the main access at the rear of the building.

Garage

Up and over door to the front.

Agents Notes

The property is leasehold with a 999 year lease which commenced 19.7.74.

Council Tax

Nottingham Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 17mbps Superfast 80mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

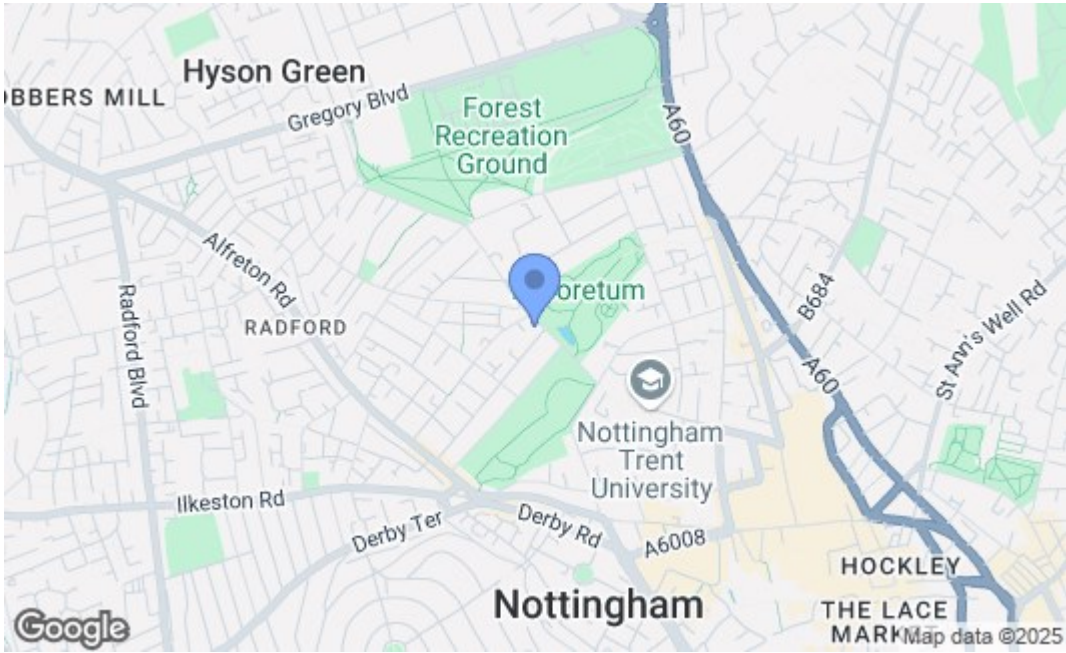
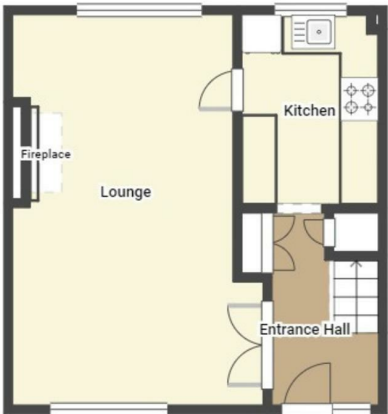
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.