



Waterloo Road
Arboretum, Nottingham NG7 4AU

A ONE BEDROOM GROUND FLOOR
APARTMENT WITH GARDEN.

Guide Price £125,000 Leasehold



GUIDE PRICE £125,000 - £135,000

Charming and Spacious One-Bedroom Apartment in Period Conversion

This delightful one-bedroom apartment, set within an attractive period conversion, combines timeless character with modern comfort to create a bright and welcoming home. With high ceilings and generously proportioned interiors, it offers a sense of space and light throughout.

The impressive lounge/diner, enhanced by a beautiful bay window to the front, provides the perfect space for both relaxing and entertaining. The kitchen is thoughtfully designed and well-proportioned, offering practicality and style in equal measure. The spacious double bedroom benefits from plumbing for a W/C and wash hand basin, presenting an opportunity for further enhancement. On the lower ground floor, a versatile basement provides valuable storage space and potential for development, subject to the necessary permissions. A well-appointed bathroom completes the accommodation.

To the rear, the property enjoys a garden, ideal for outdoor relaxation, and communal parking is available for added convenience.

Perfectly located within walking distance of Nottingham city centre, the apartment offers easy access to the bustling Market Square, a wide range of shopping facilities, and cultural attractions. Public transport links are excellent, and the University of Nottingham is within easy reach, making this an ideal choice for professionals, students, or those seeking a sound investment opportunity.

Offered to the market with no upward chain, this property represents a fantastic opportunity to acquire a charming home in a highly desirable location. Contact Robert Ellis today to arrange your viewing.



Front Lobby

Ceiling light point, quarry tile flooring, glazed security door leading to front entrance hallway.

Front Entrance Hallway

5'08 x 19'11 approx (1.73m x 6.07m approx)
Coving to the ceiling, ceiling light point, wall mounted radiator, panelled doors leading off to rooms.

Lounge/Diner

19'11 x 12'11 approx (6.07m x 3.94m approx)
Sash bay window to front elevation, double wall mounted radiator, ceiling light point, coving to the ceiling, feature fireplace incorporating original stone surround.

Bedroom 1

15'02 x 17'03 approx (4.62m x 5.26m approx)
This spacious master bedroom comprises of sash windows to the rear elevation, ceiling light point, coving to the ceiling, double wall mounted radiator, vanity wash hand basin, low level flush WC.

Family Kitchen

11'05 x 12'6 approx (3.48m x 3.81m approx)
A range of matching wall and base units incorporating laminate work surfaces over, stainless steel sink with separate hot and cold tap above, space and point for integrated oven, five ring gas hob above with extractor hood over, tiled splashbacks, space and point for freestanding fridge freezer, wall mounted radiator, ceiling light point, large storage cupboard providing useful additional storage space, panelled door leading through to rear lobby.

Rear Lobby

6'02 x 4' approx (1.88m x 1.22m approx)
Glazed door to rear elevation, ceiling light point, panelled door leading to shower room.

Shower Room

7'08 x 6'01 approx (2.34m x 1.85m approx)
Three piece suite comprising of walk in shower enclosure with mains fed shower above, pedestal wash hand basin, low level flush WC, tiled splashbacks, ceiling light point, wall mounted radiator, wall mounted Worcester Bosch gas

central heating combination boiler providing hot water and central heating to the property.

Cellar

22'3 x 11'09 approx (6.78m x 3.58m approx)
Additional storage space with staircase leading to entrance hallway, divided into three separate compartments with lighting, providing fantastic additional storage space.

Rear of Property

To the rear of the property there is an enclosed yard area with secure gated access to communal driveway, fencing and wall to the boundary, raised flowerbeds, external lighting and side water faucet.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling 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

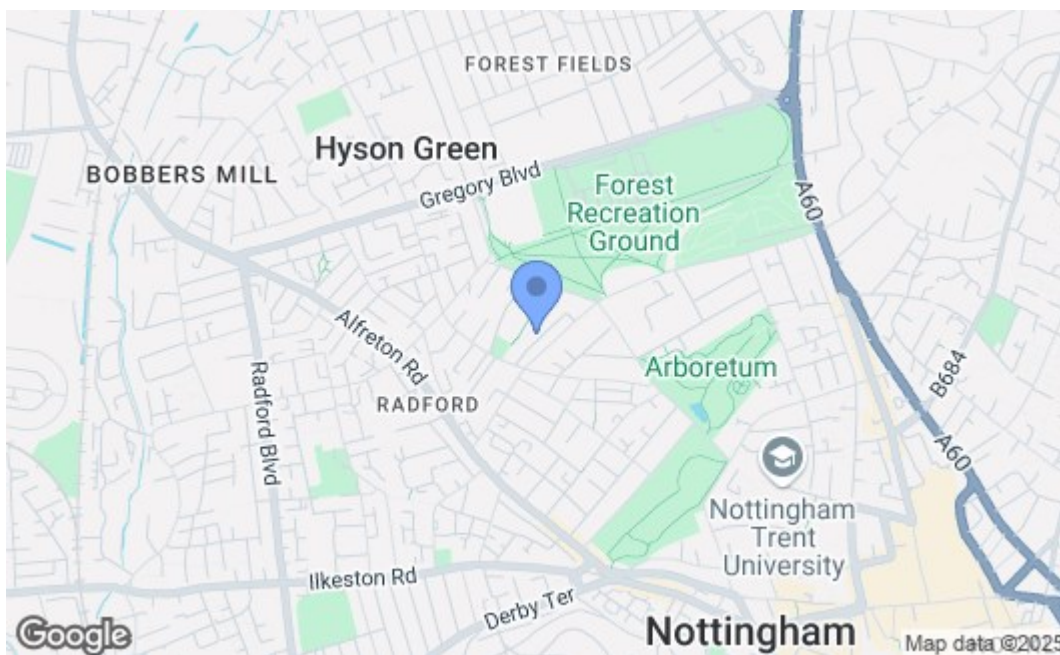
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

I056NM-CLF





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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.