

# Robert Ellis

*look no further...*



Morley Street,  
Daybrook, Nottingham  
NG5 6JL

**Asking Price £200,000**  
**Leasehold**

0115 648 5485

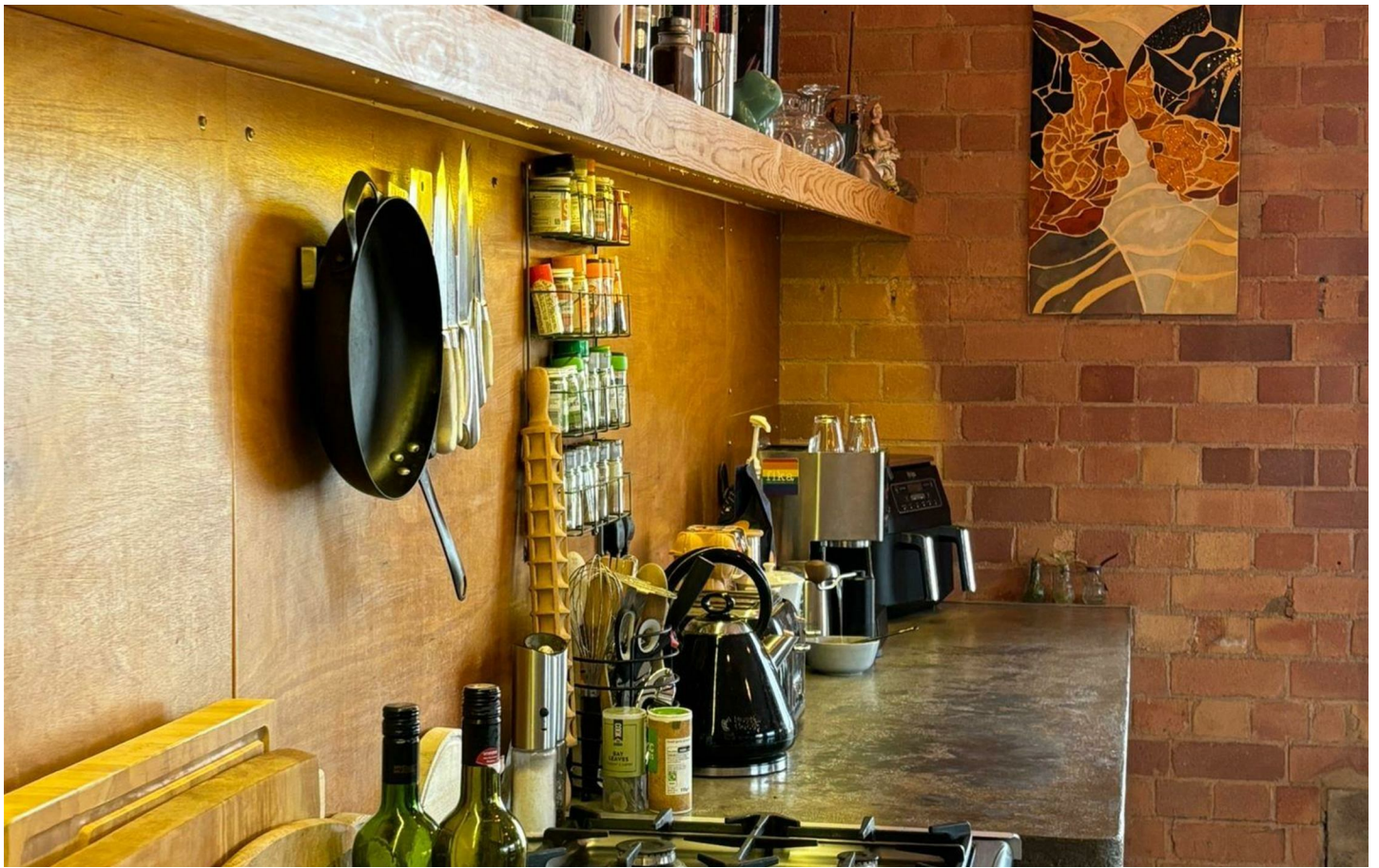


/robertellisestateagent



@robertellisea





Set on the third floor of a striking converted factory, this exceptional two-bedroom apartment on Morley Street in Daybrook offers a rare combination of historic character and contemporary luxury. With original features including four-metre-high ceilings and large industrial-style windows, the space is flooded with natural light and filled with architectural charm.

Upon entry, you're welcomed into a spacious hallway with built-in storage to your left, where the boiler is housed discreetly. Immediately to your right is the recently renovated family shower room, styled to a high standard with a modern finish. Both bedrooms are equally sized double rooms, providing ample space for a double bed, wardrobe, desk, or additional storage. One of the bedrooms is further enhanced by a unique mezzanine balcony, taking full advantage of the high ceilings and creating a dramatic yet functional feature with masses of extra space.

As you move further into the apartment, you'll find a separate guest cloakroom before entering the heart of the home – a vast, open-plan living space that effortlessly combines kitchen, dining, and lounge areas. The living area features a built-in library wall with a rolling ladder, while the industrial-chic kitchenette offers both style and practicality, with a separate utility room tucked away for convenience. Four large windows frame panoramic views over the beautiful Arnot Hill Park and beyond into Arnold town centre.

The apartment is located within a private residential development that includes a residents-only gym and a beautifully maintained communal garden, perfect for unwinding or enjoying time outdoors. Secure entry and a well-maintained communal interior complete the offering.

Perfectly positioned, the property is just a short stroll from Arnold's bustling town centre, which offers a wide range of shops, cafés, restaurants, and essential services. For those commuting into Nottingham, multiple bus routes run nearby, and the city centre is just a short drive away. With quick access to the A60 and ring road, the location is ideal for professionals and families alike. Best of all, Arnot Hill Park – one of the area's most attractive green spaces – is quite literally on your doorstep.

This is more than just an apartment – it's a statement home that blends Nottingham's industrial heritage with modern-day luxury. Early viewing is strongly recommended, as homes in this unique development are rarely available.





### Entrance Hall

Airing/storage cupboard housing the combi boiler, solid wood flooring throughout the hallway, bathroom and living area. Doors to:

### Shower Room

6'5" x 9'5" approx (1.96m x 2.88m approx)

Solid wood flooring, tiled walls, low flush w.c., wash hand basin and double shower cubicle.

### Bedroom 1

10'5" x 16'0" approx (3.18m x 4.88m approx)

Tall ceiling, exposed brick wall, floor to ceiling factory sash window.

### Bedroom 2

16'6" x 9'4" approx (5.04m x 2.87m approx)

Carpeted floor, exposed brick wall, radiator and wooden stairs to:

### Mezzanine Floor

9'3" x 8'6" approx (2.82m x 2.61m approx)

Radiator and clothes pulley.

### Living/Dining/Kitchen

24'6" x 23'0" approx (7.47m x 7.02m approx)

Tall ceilings (4m high), four factory windows, wall mounted TV point, hand built library with sliding ladder.

### Utility

Housing the washing machine.

### Kitchen Area

Base units with a work surface over, inset stainless steel sink and drainer with mixer tap, five ring gas hob with double oven under and space for a dining table.

### Council Tax

Gedling Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 18mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

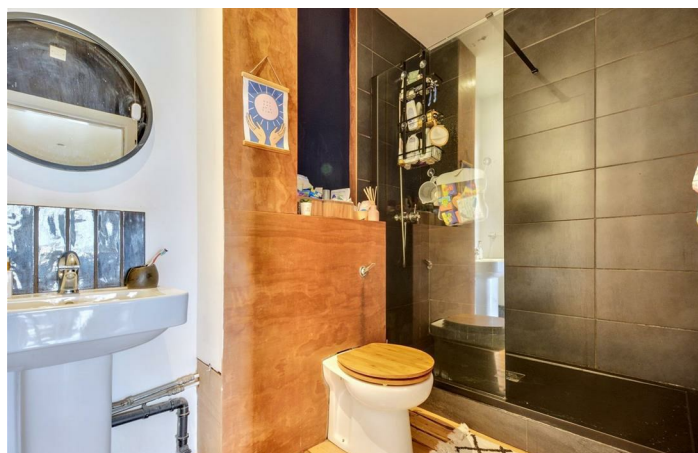
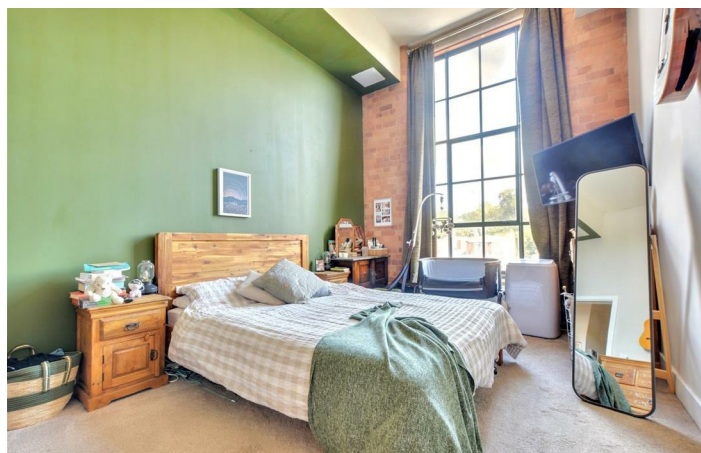
Flood Risk – No flooding in the past 5 years

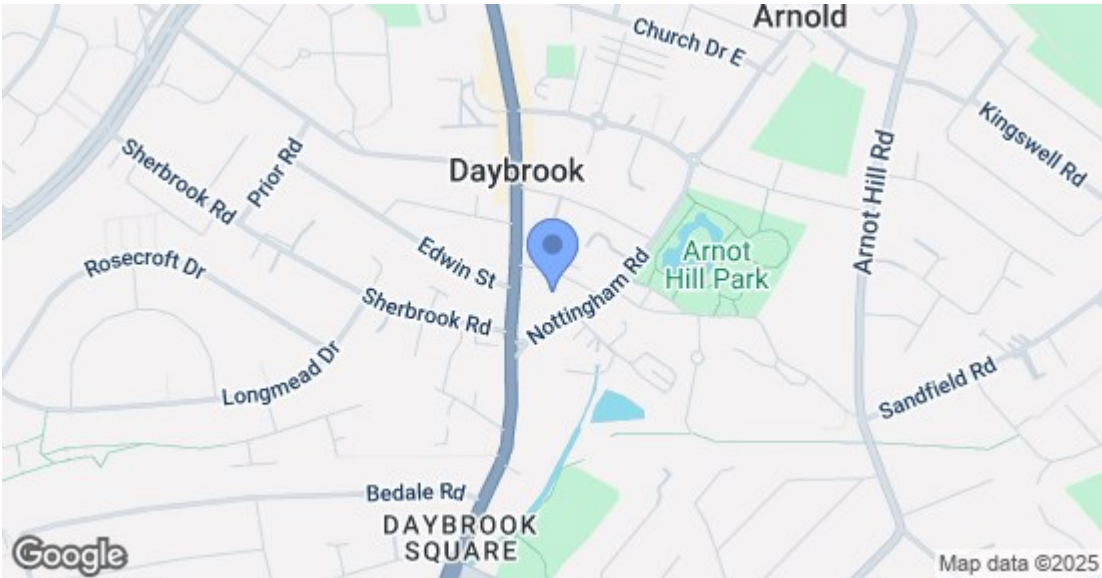
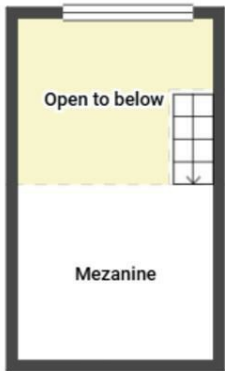
Flood Defenses – No

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                                                       |         |           |
| (55-68) D                                                       |         |           |
| (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 <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 |         |           |
| 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.