

**Millbeck House**  
**Arnold, Nottingham NG5 8UJ**

**Guide Price £110,000 Leasehold**

A WELL PRESENTED ONE BEDROOM  
APARTMENT FOR SALE IN ARNOLD!





**\*\* Price Guide £110,00 - £120,000\*\*** Robert Ellis Estate Agents are delighted to bring to the market this well-presented one-bedroom ground floor flat, located in the ever-popular residential area of Arnold, Nottingham. The property is ideally positioned within close proximity to a range of local amenities including schools, supermarkets, cafes, and excellent transport links to Nottingham City Centre and beyond.

This home would make a perfect choice for a first-time buyer looking to step onto the property ladder or a buy-to-let investor seeking a low-maintenance property in a high-demand area.

The accommodation briefly comprises a bright and spacious lounge/dining area, a modern fitted kitchen, a well-proportioned double bedroom, and a contemporary bathroom with a white three-piece suite. The property is well maintained throughout and ready for immediate occupation.

One of the standout features of this home is the private rear garden – a rare benefit for a flat, offering the perfect outdoor space for relaxing and entertaining.

**DO NOT MISS OUT!**



### Entrance Hallway

Entrance door leading into the entrance hallway comprising storage cupboard, doors leading off to:

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

### Lounge Kitchen Diner

17'99 x 11'67 approx (5.18m x 3.35m approx)

Carpeted flooring, linoleum flooring, UPVC double glazed French doors to the rear garden, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, electric hob, electric oven, extractor hood, space and plumbing for a washing machine, space and point for a fridge freezer, electric storage heater.

### Bathroom

5'24 x 7'53 approx (1.52m x 2.13m approx)

Tiled flooring, tiled splashbacks, WC, handwash basin with mixer tap, heated towel rail, shower cubicle with electric shower over.

### Bedroom

9'55 x 9'28 approx (2.74m x 2.74m approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted electric storage heater, storage cupboard.

### Outside

The property has an allocated parking space providing off the road vehicle hardstanding.

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing to the boundaries.

### Agents Notes: Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Electric

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

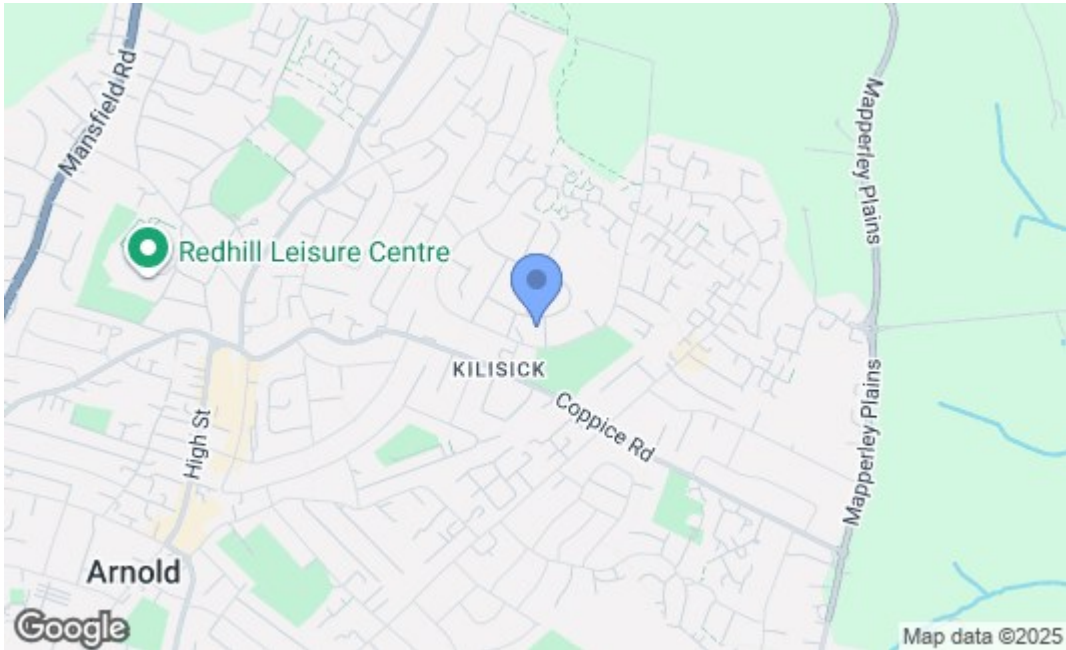
Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No







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	57	57
(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.