



**Roxby House, Derwent Crescent  
Arnold, Nottingham NG5 6TD**

A TWO BEDROOM GROUND FLOOR  
APARTMENT SITUATED IN ARNOLD,  
NOTTINGHAM.

**Asking Price £115,000 Leasehold**



Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC, fully renovated TWO-BEDROOM, GROUND-FLOOR APARTMENT SITUATED IN ARNOLD, NOTTINGHAM.

The property itself sits favorably next to both Ernehale Primary and Infants school, along with Arnold Hill Academy, making it the ideal location for families or growing couples. There is easy access to Arnold Town centre where there is a wide variety of national and independent retailers and shopping facilities and transport links. With it being situated off Gedling Road, you have accessible bus stops to allow you to travel to surrounding towns and Nottingham City centre.

The accommodation comprises; entrance hallway, spacious living room, modern refitted kitchen with fitted units, first double bedroom, second bedroom and family shower room featuring a modern white three-piece suite.

The property also offers a garage, ideal for storage.

To arrange a viewing, contact our office before it is too late!



### Entrance Hallway

Entrance door from the communal hallway leading to the property. New carpeted flooring. Wall mounted heating panel. Wall mounted electrical consumer unit. Ceiling light point. Built-in storage cupboard providing useful additional storage space. Coat rack. Internal doors leading into Living Room, Kitchen, Bedroom 1, 2 and Shower Room

### Living Room

14'05 x 12'3 approx (4.39m x 3.73m approx)  
Large UPVC double glazed picture window to the front elevation. New carpeted flooring. Wall mounted heating panel. Ceiling light point

### Kitchen

13.04 x 7'08 approx (3.96m.1.22m x 2.34m approx)  
UPVC double glazed window to the rear elevation. Linoleum flooring. Glass splashbacks. Ceiling light point. Range of contemporary wall base and drawers units incorporating laminate worksurfaces above. Stainless steel sink and drainer unit with dual heat tap above. Integrated oven. Ceramic 4 ring hob with extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer

### Bedroom 1

12'2 x 11'03 approx (3.71m x 3.43m approx)  
UPVC double glazed picture window to the front elevation. New carpeted flooring. Wall mounted electric heater. Ceiling light point

### Bedroom 2

10' x 6'4 approx (3.05m x 1.93m approx)  
UPVC double glazed window to the rear elevation. New carpeted flooring. Wall mounted electric heater. Ceiling light point

### Shower Room

9.01 x 7.01 approx (2.74m.0.30m x 2.13m.0.30m approx)  
UPVC double glazed window to the rear elevation. Linoleum flooring. Aqua panel splashback. Ceiling light point. Modern 3 piece suite comprising of a walk-in shower enclosure with electric shower above, vanity wash

hand basin with dual heat tap and storage space below and a low level flush WC. Extractor unit

### Garage

Ideal for storage

### Council Tax

Local Authority Gedling  
Council Tax band A

### LEASE:

177 per month gr and sc  
956 Years left on lease

### Agents Notes: Additional Information

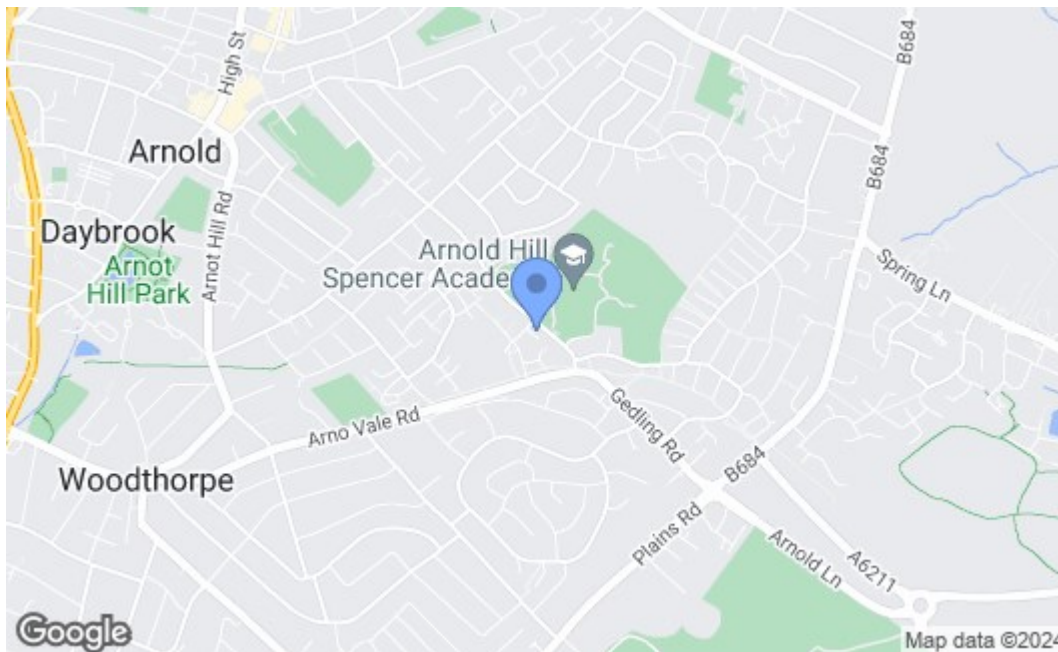
Electricity – Mains supply  
Water – Mains supply  
Heating – Electric central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 15mbps Superfast 50mbps  
Phone Signal – 02, Vodafone, EE, Three  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defences – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			73
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.