



Leivers House, Derwent Crescent,
Arnold, Nottingham
NG5 6TF

£100,000 Leasehold



** GUIDE PRICE £100,000 - £110,000 **

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

The property itself sits favourably 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; hallway, living room with access to the balcony, kitchen with fitted units and utility area, first double bedroom, second bedroom and family bathroom featuring a 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

Intercom service to the communal entrance door to Leivers House. Ceiling light point. Internal doors leading Living Room, Kitchen, Bedroom 1, 2 and Family Bathroom

Living Room

12'0" x 14'5" approx (3.67 x 4.40 approx)

Double glazed window to the rear elevation. Double glazed door leading onto Balcony. Carpeted flooring with underfloor heating. Ceiling light point. Coving to the ceiling

Kitchen

13'2" x 5'5" approx (4.03 x 1.67 approx)

Double glazed windows to the front and side elevations. Linoleum flooring. Tiled splash backs. Ceiling light point. Range of wall base and drawers units with worksurfaces above. Stainless steel sink and drainer unit with dual heat above. Integrated electric oven. 4 ring hob with extractor unit above. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Built-in cupboard. Access into Utility Area

Bedroom 1

12'0" x 11'6" approx (3.68 x 3.53 approx)

Double glazed window to the rear elevation. Carpeted flooring with underfloor heating. Ceiling light point. Built-in storage cupboard

Bedroom 2

6'3" x 10'0" approx (1.92 x 3.06 approx)

Double glazed window to the front elevation. Carpeted flooring with underfloor heating. Ceiling light point

Family Bathroom

4'8" x 9'11" approx (1.44 x 3.03 approx)

Double glazed window to the front elevation. Laminate flooring. Tiled splashbacks. Ceiling light point. 3 piece suite comprising of a panel bath with hot and cold taps with electric shower above, vanity wash hand basin with dual heat tap and a low level flush WC

Outside of Property

Communal Parking Space. Communal laid to lawn gardens with plants and shrubbery

Garage

7'10" x 15'10" approx (2.40 x 4.83 approx)

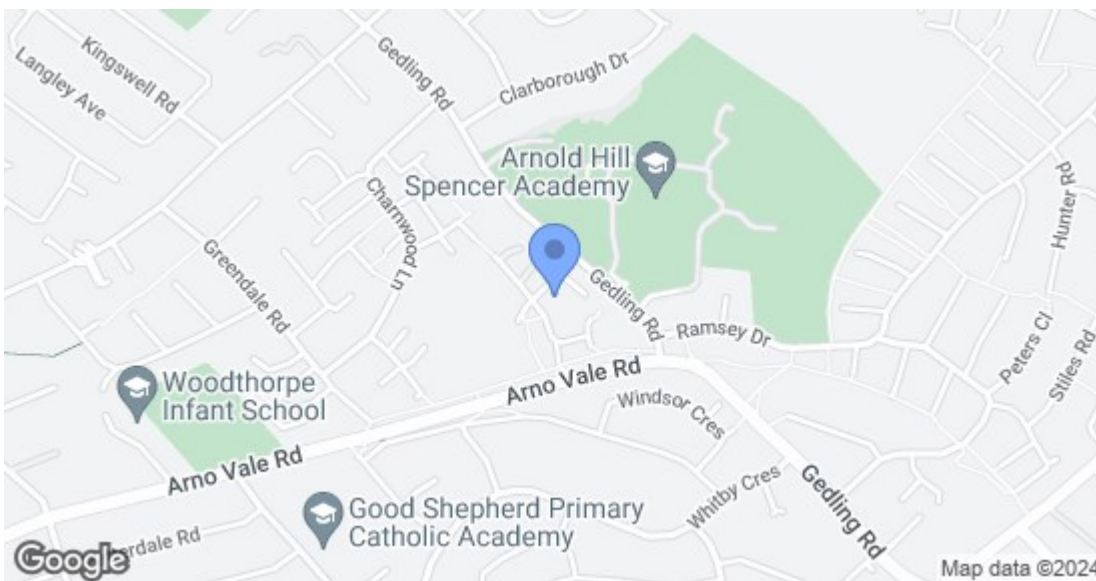
Up and over door

Council Tax

Local Authority Gedling

Council Tax band A





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
192 plus A		
181-191 B		
169-180 C		
155-168 D		
138-154 E		
121-137 F		
11-20 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
192 plus A		
181-191 B		
169-180 C		
155-168 D		
138-154 E		
121-137 F		
11-20 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.