



Stockdale Close,
Arnold, Nottingham
NG5 9QB

£65,000 Leasehold



** IDEAL FIRST TIME BUY/ INVESTMENT **

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC ONE BEDROOM, FIRST FLOOR FLAT situated in ARNOLD, NOTTINGHAM.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonnington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads to the open plan lounge, kitchen diner, bedroom and bathroom featuring a three piece suite. The home also has use of an allocated parking space. A viewing is a MUST for this great opportunity- Contact the office now to arrange your viewing!



Entrance Hall

6'5" x 3'5" (1.96 x 1.06)

Kitchen Living

13'0" x 14'3" (3.98 x 4.35)

Carpeted floor and vinyl flooring. Fitted base units, stainless steel sink with hot and cold tap, space for washing machine, integrated oven with four ring electric hob, uPVC double glazed windows facing the front. Wall mounted electric heater.

Bedroom

9'7" x 7'11" (2.93 x 2.43)

Carpeted flooring, uPVC double glazed window facing the front.

Bathroom

6'5" x 5'2" (1.96 x 1.60)

Fully tiled walls, bath with hot and cold tap, shower over bath. Sink with hot and cold taps, WC.

Outside

Allocated parking space.

Council Tax Band

Band A, Gedling

Storage Cupboard

3'2" x 2'10" (0.97 x 0.88)

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Programmer and appliance thermostats

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

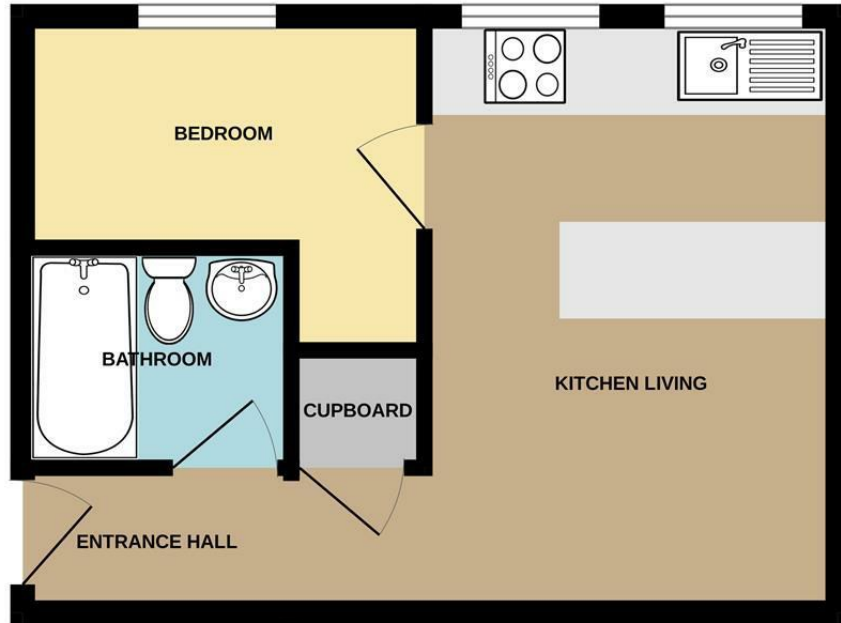
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 278 sq.ft. (25.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(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 ₂) Rating		Current	Potential
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	

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