



**Florimel Court, Oxborough Road  
Arnold, Nottingham NG5 6FE**

A ONE BEDROOM GROUND FLOOR  
APARTMENT SITUATED IN ARNOLD,  
NOTTINGHAM

**Guide Price £105,000 Leasehold**



\*\*\* GUIDE PRICE £105,000 - £115,000 \*\*\* CALLING ALL FIRST TIME BUYERS AND INVESTORS \*\*

Robert Ellis Estate Agents are delighted to offer for sale this well presented ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT situated in Arnold, Nottingham.

The property is ideally situated close to local shops, schools and transport links as well as the City Hospital making it the perfect commute for Doctors and Nurses. It is also located within close proximity to Arnold, Sherwood and Mapperley where you will find local bars and restaurants.

Call our Arnold office to arrange your viewing!



### Entrance Hallway

Entrance door leading into the Entrance Hallway. Laminate flooring. Ceiling light point. Intercom system. Internal doors leading into Open Plan Living Room / Kitchen Diner, Bedroom, Bathroom and Storage Cupboard

### Open Plan Living Room / Kitchen Diner

16'11" x 16'10" approx (5.18 x 5.14 approx)

2 x UPVC double glazed windows. Laminate flooring. Tiled splashbacks. Wall mounted storage heater. Ceiling light points. Range of matching wall, base and drawer units incorporating worksurfaces. Stainless steel double sink and drainer unit with dual tap above. Integrated electric oven. 4 ring induction hob with extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Ample space for dining table

### Bedroom

12'7" x 9'5" approx (3.85 x 2.89 approx)

UPVC double glazed window. Laminate flooring. Ceiling light point.

### Bathroom

6'5" x 5'10" approx (1.97 x 1.79 approx)

Linoleum flooring. Tiled splashbacks. Ceiling light point. 3 piece suite comprising of a panel bath with hot and cold taps and electric shower unit above, pedestal wash hand basin with hot and cold taps and a WC. Internal doors leading into Hallway and Storage Cupboard with Immersion heater

### Outside

Allocated parking for 2 cars alongside ample on-road parking

### Council Tax

Local Authority Gedling

Council Tax band A

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electronic Storage Heater

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 13mbps Superfast 80mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

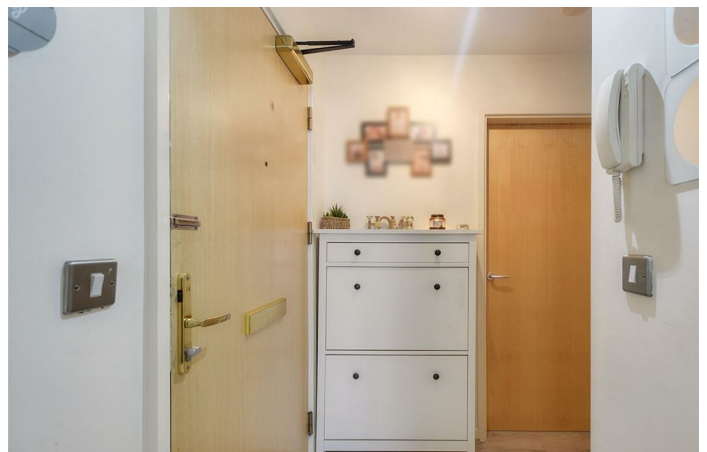
Flood Risk – Surface Water : High

Flood Defences – No

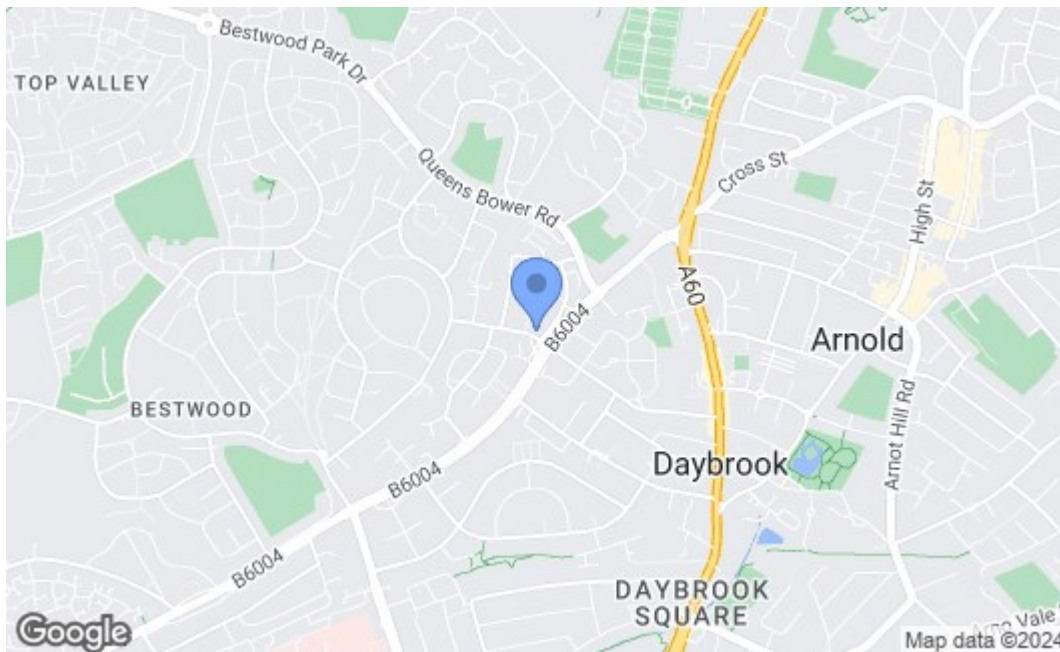
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.