

HoldenCopley

PREPARE TO BE MOVED

Oxborough Road, Arnold, Nottinghamshire NG5 6FE

Guide Price £85,000 - £95,000

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GREAT FIRST TIME BUY...

This one bedroom second floor flat would be the perfect purchase for any first time buyers as it boasts spacious accommodation and is well presented throughout making it ready to move straight into! Situated close to Arnold Town Centre which is host to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. Internally the accommodation comprises an entrance hall, an open plan lounge/diner with access to a Juliette balcony, a modern fitted kitchen and a double bedroom serviced by a three piece bathroom suite. Outside to the rear is a secure allocated car parking space.

MUST BE VIEWED



- Second Floor Flat
- One Double Bedroom
- Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Juliette Balcony
- Allocated Parking Space
- Well Presented Throughout
- Leasehold
- Must Be Viewed

ACCOMMODATION

Entrance Hall

6'2" x 6'2" (1.9 x 1.9)

The entrance hall has carpeted flooring, a wall mounted electric heater, a built-in shoe cupboard and provides access into the accommodation

Lounge/Diner

16'8" x 10'9" (5.1 x 3.3)

The lounge/diner has carpeted flooring, a wall mounted electric heater, a TV point, access to a boarded loft with a pull down ladder, space for a dining table and double French doors leading to a Juliette balcony

Kitchen

5'6" x 13'9" (1.7 x 4.2)

The kitchen has laminate flooring, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink and a half with mixer taps and a drainer, an integrated oven with an electric hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer and a UPVC double glazed window

Master Bedroom

9'2" x 12'5" (2.8 x 3.8)

This space has carpeted flooring, a wall mounted electric heater and a UPVC double glazed window

Bathroom

6'6" x 5'6" (2.0 x 1.7)

The bathroom has self-adhesive vinyl flooring, a low level flush W/C, a pedestal wash basin, an electric shaving point, a panelled bath with mixer taps and a wall mounted shower, an extractor fan and a built-in airing cupboard

OUTSIDE

To the outside of the property is an allocated car parking space

DISCLAIMER

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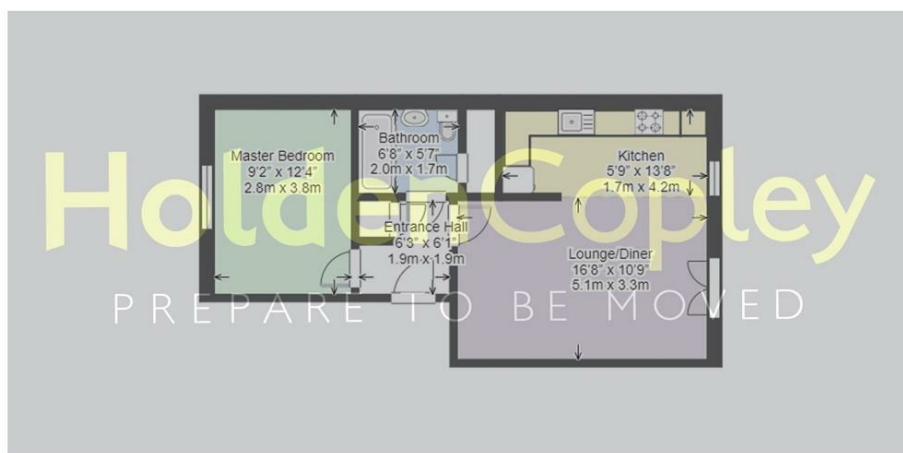
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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		
(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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Approx. Gross Internal Area of the 2nd floor:
452.3 Sq Ft - 42.02 Sq M
Approx. Gross Internal Area of the Entire Property:
452.3 Sq Ft - 42.02 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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