



Apartments 1-4, 178 Arnold Road, Basford,
Nottingham, NG5 1NJ

£350,000
Tel: 0115 948 0041

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

Property at a glance

- Four Self Contained Flats
- One Two Bedroom Flat
- Three One Bedroom Flats
- Newly Fitted Kitchen
- Newly Fitted Bathrooms
- Parking To The Rear
- Near To Tram & City Hosp
- Sold Pre-Let

Description

LOCATION

Heading out of the city on Hucknall Road, continue past the City Hospital and at the top of the hill turn left at the traffic lights onto Arnold Road. The flats are located on the left hand side, not far along the road and are identified by our 'For Sale' board. There is a communal entrance door to the side.

COMMUNAL ENTRANCE HALL

There is a communal white upvc entrance door with a double glazed window unit to the side giving access to all the apartments and having a cupboard housing the electric meters.

APARTMENT ONE

LIVING / KITCHEN AREA

18'3" max x 9'3" max (5.56 max x 2.82 max)

LIVING AREA

Having a ceiling light point, double glazed window to the side aspect and double glazed French doors to the front aspect opening out onto the front garden.

KITCHEN AREA

Being a fitted kitchen with units at base and eye level with a laminate worktop, stainless steel sink and drainer with mixer tap, integrated electric oven with an electric ceramic hob and an extractor above.

BEDROOM

10'3" x 8'6" (3.12 x 2.59)

With a white upvc double glazed window to the front aspect, ceiling light point, television aerial point, telephone point and a built-in cupboard.

ENSUITE

10'2" x 6'2" into shower (3.10 x 1.88 into shower)

Having a built-in shower cubicle with folding glass shower door, white shower tray and an electric shower above, a low flush WC, recessed space and plumbing for a washing machine, pedestal hand wash basin, ceiling light point, extractor fan and shaver point.

APARTMENT TWO

LIVING ROOM

9'4" x 8'5" (2.84 x 2.57)

With a white upvc double glazed window to the front aspect and a further double glazed window to the side aspect, a ceiling light point, an electric panel radiator, television aerial point and a telephone point.

KITCHEN

Being a fitted kitchen with units at base and eye level with a laminate worktop, stainless steel sink and drainer with mixer tap, integrated electric oven with an electric ceramic hob and an extractor above.

BEDROOM

13'0" max x 8'5" (3.96 max x 2.57)

Having a white upvc double glazed window to the front aspect, an electric panel radiator, a ceiling light point and television aerial point.

ENSUITE

8'6" max x 7'5" max (2.59 max x 2.26 max)

Being an 'L' shaped room with large built-in shower cubicle with sliding glass shower door, white shower tray and an electric shower. There is a low flush WC with a hidden cistern and a hand wash basin recessed within a built-in shelf unit and plumbing for a washing machine.

APARTMENT THREE

LIVING ROOM

12'5" into dorma wndw x 9'5" (3.78 into dorma wndw x 2.87)

Having a white upvc double glazed window to the rear aspect and a further window to the side, a ceiling light point, television aerial point, telephone point and an electric panel radiator.

KITCHEN

5'8" x 5'7" (1.73 x 1.70)

Fitted with units at base and eye level with laminate worktop, stainless steel sink and drainer with mixer tap above, an electric oven with an electric ceramic hob above and a ceiling light point.

BEDROOM

14'10" x 8'2" (4.52 x 2.49)

Having a white upvc dormer window to the rear aspect, an electric panel heater, a ceiling light point, eaves storage cupboard to either side of the dormer window and access to ensuite.

ENSUITE

8'6" max x 7'7" max (2.59 max x 2.31 max)

Fitted with a large built-in shower cubicle with sliding glass shower door, white shower tray and an electric shower, a low flush WC with a hidden cistern and a hand wash basin recessed within a worktop unit with cupboard below. There is a ceiling light point, extractor fan, shaver point and plumbing for a washing machine.

APARTMENT FOUR

ENTRANCE HALL

Having a ceiling light point, wall mounted electrical consumer unit and rooms off.

KITCHEN / LIVING AREA

16'0" x 9'0" (4.88 x 2.74)

KITCHEN AREA

Being a fitted kitchen with units at base and eye level with wood style drawers, doors, laminate worktop with recessed stainless steel sink and drainer and mixer tap above, electric oven and electric ceramic hob above and ceiling light point.

LIVING AREA

Having a ceiling light point and white upvc double glazed patio doors opening out onto the rear.

SHOWER ROOM

9'8" x 5'1" (2.95 x 1.55)

Fitted with a three piece suite comprising; built-in shower cubicle with a folding glass shower screen and an electric shower, pedestal hand wash basin with hot and cold mixer tap and a low flush WC. There is a ceiling light point, an extractor fan and shaver point.

BEDROOM ONE

11'6" x 8'7" (3.51 x 2.62)

With a double glazed window to the side aspect, a ceiling light point and built-in cupboards.

BEDROOM TWO

8'9" x 7'7" (2.67 x 2.31)

Having a white upvc double glazed window to the rear aspect and a ceiling light point.

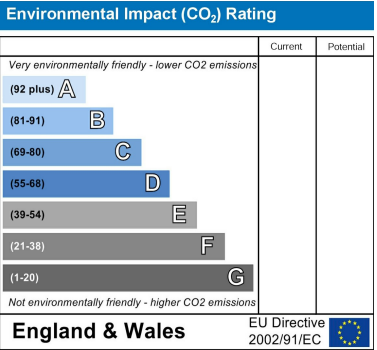
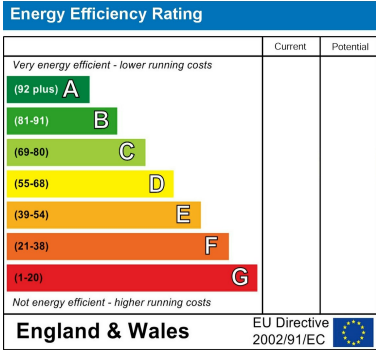
OUTSIDE

There is a gravelled driveway leading down the side of the property to the rear where there is a car parking space for each apartment which is enclosed with timber panelled fencing.

INFORMATION

Please be advised that all extractor fans will be vented to the outside of the property.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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