

# HoldenCopley

PREPARE TO BE MOVED

Calverton Road, Arnold, Nottinghamshire NG5 8GG

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Guide Price £105,000 - £115,000

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NO UPWARD CHAIN...

This first floor two bedroom flat is being sold to the market with no upward chain making it the ideal purchase for any first time buyer or investor alike. The property benefits from a wealth of storage space throughout as well as a newly fitted kitchen. Situated in the popular location minutes away from Arnold High Street, hosting a wide range of shops, eateries and excellent transport links into the city centre. Internally the accommodation comprises a ground floor entrance, carpeted stairs, a spacious lounge/diner, a modern kitchen and two double bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is access to on street parking and to the rear is a stairlift, separate garage and parking bays to provide ample off road parking.

MUST BE VIEWED





- First Floor Flat
- Two Bedrooms
- Spacious Living Room
- Newly Fitted Kitchen
- Three Piece Bathroom Suite
- Separate Garage
- Popular Location
- No Upward Chain
- Leasehold
- Must Be Viewed

ACCOMMODATION

Landing

9'2" x 16'0" (2.8 x 4.9)

The landing has carpeted flooring, a wall mounted radiator, a UPVC double glazed window, two built-in cupboards, a loft hatch, a stairlift and provides access into the accommodation

Bathroom

6'6" x 6'2" (2.0 x 1.9)

The bathroom has vinyl flooring, a wall mounted radiator, tiled walls, a low level flush W/C, a floating wash basin, a shower enclosure with a wall mounted electric shower, an extractor fan and two built-in cupboards

Lounge/Diner

18'4" x 11'1" (5.6 x 3.4)

The lounge/diner has carpeted flooring, a wall mounted radiator, coving to the ceiling, a feature fireplace with a decorative surround, a TV point, wall mounted light fixtures, an intercom system and a UPVC double glazed window

Kitchen

10'5" x 6'10" (3.2 x 2.1)

The kitchen has vinyl flooring, newly fitted wall and base units with wood effect worktops, a white ceramic sink with mixer taps and a drainer, partially tiled walls, an integrated oven with a gas hob, a fridge freezer, a washing machine and a UPVC double glazed window

Master Bedroom

15'8" x 9'2" (4.8 x 2.8)

The master bedroom has carpeted flooring, a wall mounted radiator, built-in wardrobes and a UPVC double glazed window

Bedroom Two

8'2" x 12'5" (2.5 x 3.8)

The second bedroom has carpeted flooring, a wall mounted radiator, coving to the ceiling, wardrobes and a UPVC double glazed window

OUTSIDE

Front

To the front of the property is access to on street parking

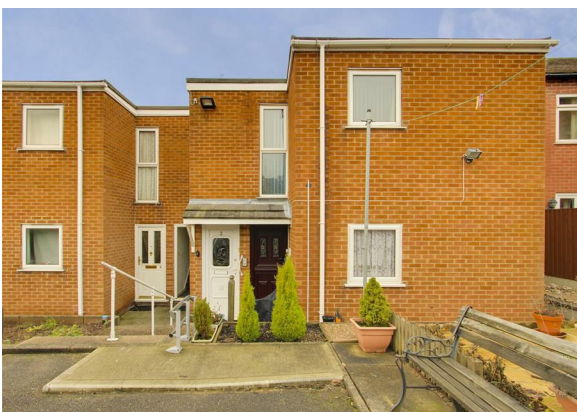
Rear

To the rear of the property is a access to a separate garage, parking bays, a stairlift and provides access to the entrance of the accommodation

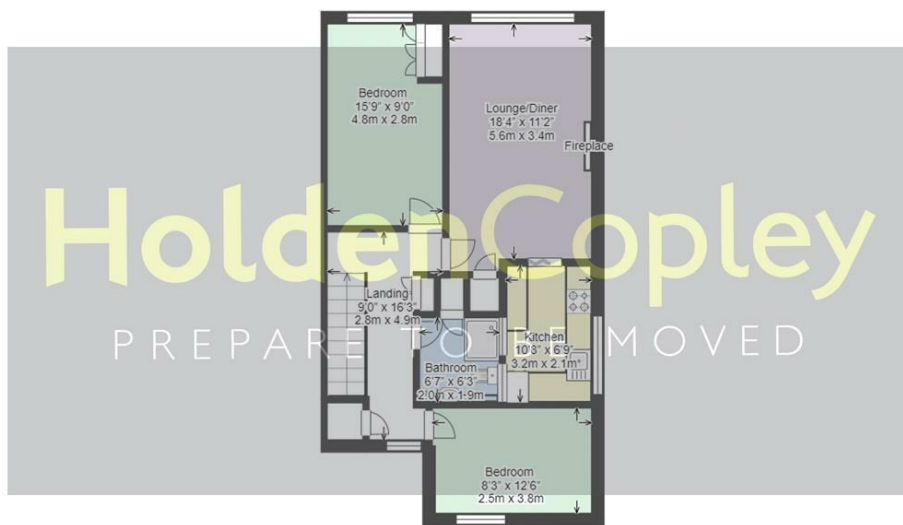
DISCLAIMER

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		
	67	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	



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Approx. Gross Internal Area of the 1st floor:  
**687.06 Sq Ft - 63.83 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**687.06 Sq Ft - 63.83 Sq M**

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