



Guide price £120,000

Flat

Bedrooms: 2

Bathrooms: 1

Tenure: Leasehold

***** GUIDE PRICE £120,000 TO £130,000 *** WALTON AND ALLEN are delighted to present this LARGE, TWO BEDROOM GROUND FLOOR, MAISONETTE. Situated with superb access to ARNOLD TOWN CENTRE and with excellent public transport to NOTTINGHAM CITY CENTRE the accommodation briefly comprises; ENTRANCE HALL, LOUNGE, KITCHEN, TWO BEDROOMS and a BATHROOM. Benefiting from a GARDEN to the front and PARKING and GARAGE to the rear. Ideal for first time buyers or as a buy to let property , interest is expected to be high so call now to view.**

Hall

UPVC double glazed entrance door to side.

Lounge

18'6" x 10'7"

Fireplace with electric fire, marble effect back and hearth, wooden surround. UPVC double glazed French doors and side window to garden, radiators.

Kitchen

8'10" x 6'11"

Fitted with a matching range of wall and base units with work surface over, integrated stainless steel electric oven with hob and extractor fan over, space for fridge/freezer, plumbing for washing machine, uPVC double glazed window to front.

Bedroom 1

16'8" x 10'7"

Large built in wardrobe, radiator, uPVC double glazed window to rear.

Bedroom 2

13'10" x 6'11"

Built in wardrobe, radiator, uPVC double glazed window to rear.

Bathroom

Fitted with a three piece suite comprising; Shower cubicle, pedestal wash basin and W.C. Tiled walls, tiled floor, opaque uPVC double glazed window to side.

Outside

To the front of the property is an enclosed garden with patio, lawn, flower and shrub borders with fence and wall boundaries.

Garage and Parking

A shared drive to the side of the property gives access to the rear parking area. There is a garage with up and over door ample parking and communal drying area.

Lease Details

The property has a 999 year lease from new. Ground rent £25 pa.

Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

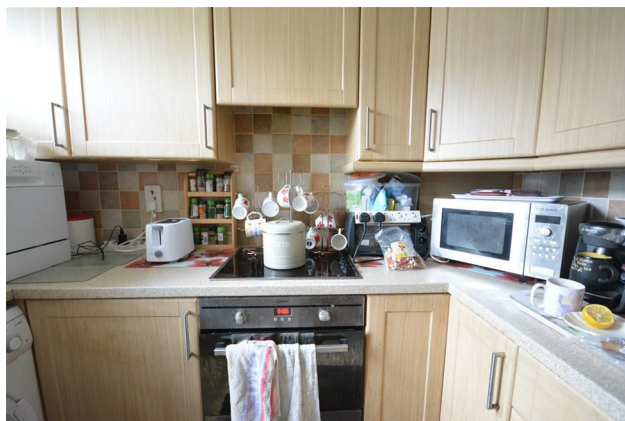
Free Mortgage Advice

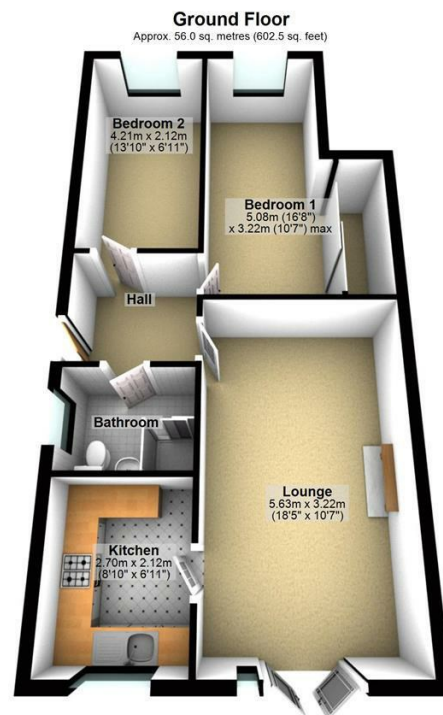
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. *

Disclaimer

Walton & Allen, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Walton & Allen s have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Total area: approx. 56.0 sq. metres (602.5 sq. feet)

Can you **save money** on your **mortgage**?

Potentially save thousands by visiting
<http://bit.ly/waltonallenmortgages>

A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Formed in 2000, WALTON & ALLEN has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

As specialists we are fully focused on the priorities and needs of all of our Clients, so whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include 360 degree virtual tours, 3D floorplans and most importantly have vast local knowledge of the property market and current trends.

Management of common parts of buildings is also our specialism, working with Resident Management Companies keeping service charges at 'value for money' levels and improving the environments for both residents and leaseholders. Investment and capital values improve with our influence.

We keep and improve the entire Walton and Allen portfolio in great order through our in house Maintenance team.

We have a proven track record in this property market succeeding in areas where others fail. We are committed to providing an excellent client experience.

0115 924 3304
SalesTeam@waltonandallen.co.uk
www.waltonandallen.co.uk