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**DavidJames**  
the estate agent

**Morley Street, Daybrook, Nottingham, NG5 6JL**

**Guide Price £180,000**

# About This Property

Guide Price £180,000 - £190,000 NO CHAIN We are delighted to offer this exquisite ground floor apartment set within a converted historic building and available with no upward chain! Situated within easy reach of Arnold's amenities and a stone's throw from Arnot Hill Park, this home is ideal for professionals seeking convenience with frequent bus services to the City Centre also available on the doorstep!

Upon entering into the private entrance hall, you are greeted with in-built storage solutions and an intercom system connected to the main communal door. The apartment opens up into a stunning open plan living space. This versatile room beautifully integrates living, dining and kitchen areas, making it perfect for entertaining and relaxing.

The kitchen is a chef's dream, featuring a central island with a seating area, modern fitted units, solid-stone countertops and a suite of integrated appliances including a Bosch oven, Bosch gas hob, Hotpoint dishwasher and a fridge/freezer. A separate cupboard provides additional space and plumbing for a washing machine.

The residence boasts two generously sized double bedrooms complemented by an impressive bathroom, equipped with a four-piece suite including a separate shower cubicle.

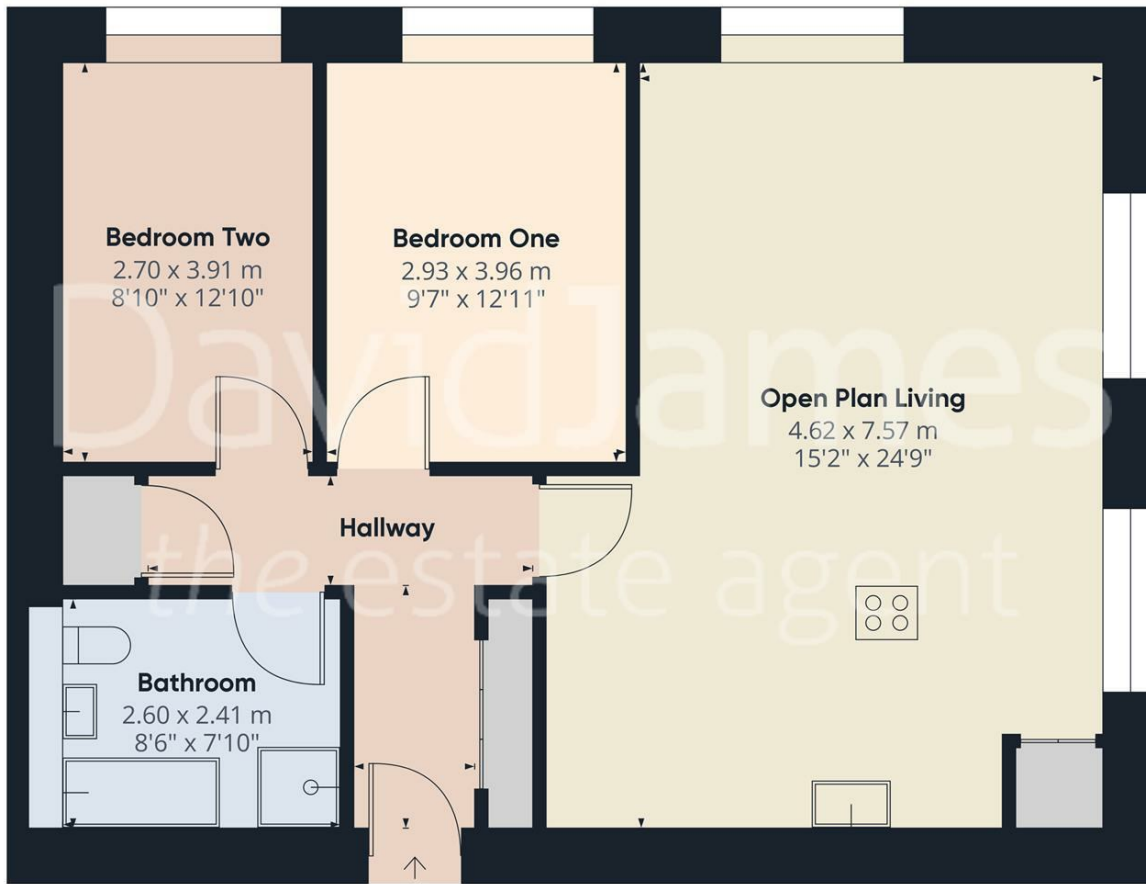
Additional features include the peace-of-mind of a burglar alarm system and an Ideal boiler which serves the gas central heating system.

Outside, the secure compound features superb communal gardens and an electric remote gated car park with a dedicated parking space. Residents also benefit from access to a communal gym, perfect for those looking to stay active.



- Ground floor apartment in a popular historic building
- Immaculately-presented throughout
- A short walk from Arnold's amenities with supermarkets nearby and Arnot Hill Park on the doorstep
- Frequent bus services to the City and local areas in walking distance
- Private entrance hall with an intercom system and storage
- Stunning open plan living space incorporating a beautiful recently fitted modern kitchen with island
- Two double bedrooms
- Modern bathroom with a four-piece suite including a separate shower cubicle
- Superb communal gardens and a gym for residents
- Allocated parking space set within an electric gated compound



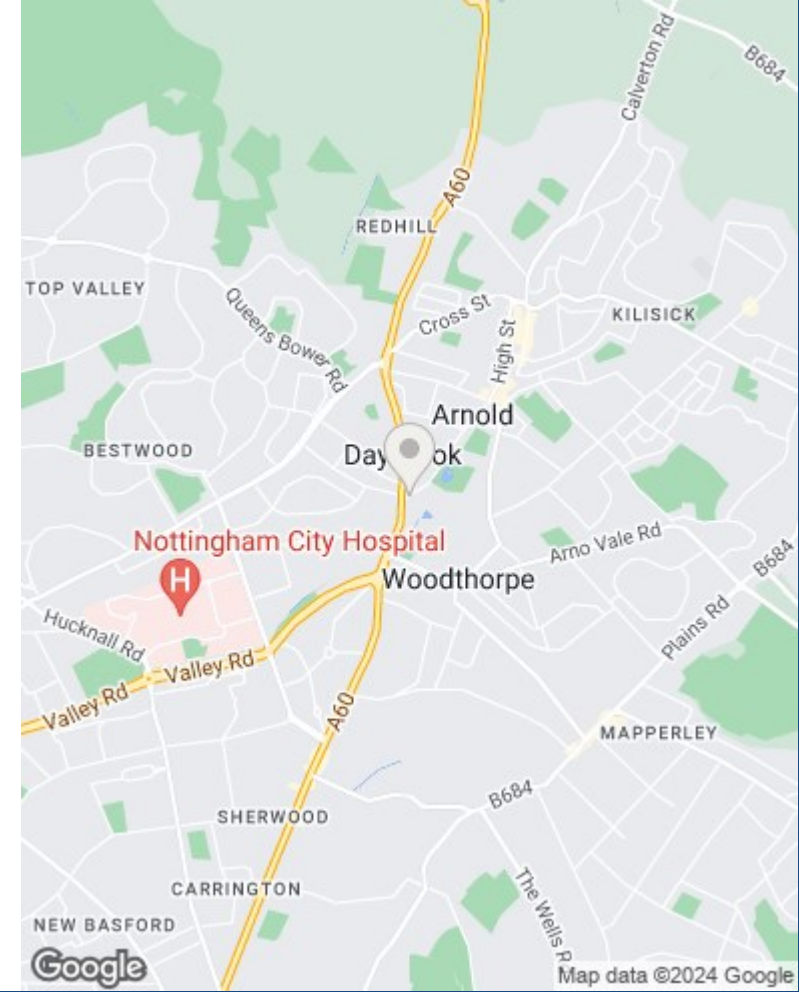


Approximate total area<sup>(1)</sup>  
79.6 m<sup>2</sup>  
856.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: C**  
**Gedling Borough Council**  
**Leasehold**

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