



**Smithy Crescent  
Arnold, Nottingham NG5 7FT**

**Guide Price £140,000 Leasehold**

SPACIOUS 2-BED MAISONETTE IN ARNOLD!



\*\*\* Price Guide £140,000- £145,000\*\*\*

Located in a popular residential area of Arnold, this well-proportioned two-bedroom first-floor maisonette is just a short walk from a range of local shops, amenities, and convenient bus links, making it ideal for first-time buyers, downsizers, or investors.

Accessed via a private set of steps, the property welcomes you through a porch into a generous entrance hall. Inside, you'll find a bright and spacious lounge, perfect for relaxing or entertaining, and a well-sized kitchen/diner with plenty of space for cooking and dining with the added benefit of included white goods.

The property offers two comfortable bedrooms, both neutrally decorated and filled with natural light which is ideal for use as sleeping quarters, guest space, or a home office. Completing the layout is a modern bathroom fitted with a three-piece suite.

Set in a quiet, well-connected location and offering excellent value for money, this maisonette is ready for you to move in and make your own.



Having steps leading up to:

#### Entrance Porch

UPVC door to the front, double glazed windows and UPVC door with car flap to:

#### Hallway

Carpeted flooring, radiator, coving, loft access hatch and doors to:

#### Kitchen

9'5 x 9'7 approx (2.87m x 2.92m approx)

Linoleum flooring, double glazed window to the front, tiled splashbacks, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, radiator, fridge freezer, washing machine, dishwasher, tumble dryer, cooker with a cooker hood above, wall mounted TV, wall mounted boiler (approx. 12 years old and is serviced).

#### Lounge

16'4 x 11'6 approx (4.98m x 3.51m approx)

Carpeted flooring, two radiators, coving, fireplace and double glazed window to the front.

#### Bedroom 1

14'6 x 11'6 approx (4.42m x 3.51m approx)

Radiator, carpeted flooring, double glazed window to the rear, fitted wardrobes and vanity area.

#### Bedroom 2

9'6 x 10'6 approx (2.90m x 3.20m approx)

Built-in storage, double glazed window to the rear, carpeted flooring and a radiator.

#### Bathroom

Linoleum flooring, double glazed window to the side, low flush w.c., heated towel rail, vanity wash hand basin with mixer tap, tiled splashbacks, bath with mixer tap and mains fed shower, spotlights to the ceiling.

#### Outside

There is a mature rear garden with raised beds and lawned garden with fencing to the boundaries.

#### Agents Notes

The property is leasehold with a 999 year lease with commenced 10.6.70, there is a £5 p.a. ground rent

#### Council Tax

Gedling Council Band A

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 44mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

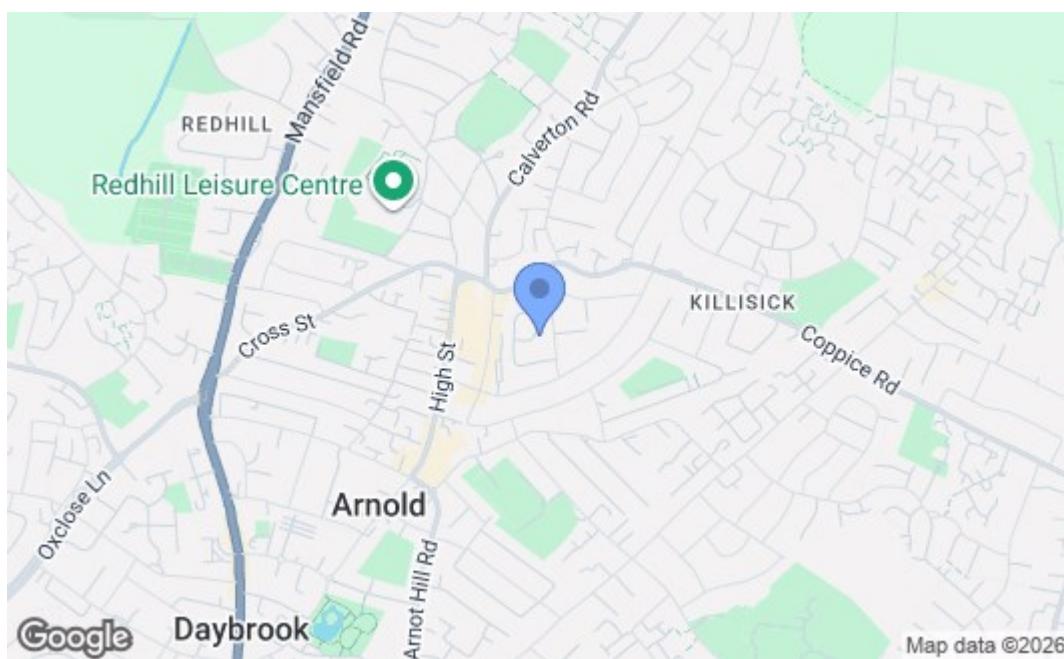
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



#### 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<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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.