

HoldenCopley

PREPARE TO BE MOVED

Gedling Road, Arnold, Nottingham NG5 6NR

£850 PCM

APARTMENT LIVING...

This well-presented two-bedroom first-floor apartment offers spacious, neutrally decorated accommodation and comes to the market part-furnished—ideal for couples or working professionals. Situated in the heart of Arnold, it's within walking distance to Arnold town centre, which boasts a variety of shops, eateries and excellent transport links to Nottingham City Centre. The apartment features an inviting entrance hall, a modern fitted kitchen with both integrated and freestanding appliances and a generously sized living/dining area complete with a decorative fireplace. There are two double bedrooms, both serviced by a stylish three-piece bathroom suite. Externally, the property benefits from a paved shared driveway with an allocated parking space for one vehicle and secure gated access. Residents can also enjoy a private enclosed balcony. This fantastic home is available for immediate occupancy—viewings are highly recommended.

AVAILABLE NOW!



- First Floor Apartment
- Two Bedrooms
- Fitted Kitchen
- Spacious Living/Diner
- Three Piece Bathroom Suite
- Part-Furnished
- Allocated Parking Space
- Private Enclosed Balcony
- Popular Location
- 360 Virtual Tour

ACCOMMODATION

Entrance Hall

21'3" x 3'6" (6.49m x 1.07m)

The entrance hall has carpeted flooring, coving to the ceiling, loft hatch, in-built storage cupboard, radiator and a single UPVC door providing access into the accommodation

Kitchen

9'11" x 8'8" (3.03m x 2.66m)

The kitchen has wood effect laminate flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, sink and a half with a drainer and mixer taps, undercounter fridge, freestanding washing machine, integrated oven with electric hobs and an extractor fan, undercounter dishwasher, wall mounted boiler, kettle, microwave, radiator and a UPVC double glazed window

Living Room

22'0" x 18'5" (6.73m x 5.62m)

The living room has carpeted flooring, coving to the ceiling, sofa, chimney breast with a decorative fireplace and a range of UPVC double glazed windows

Master Bedroom

12'7" x 9'0" (3.85m x 2.75m)

The main bedroom has carpeted flooring, double bed with a mattress, radiator and a UPVC double glazed window

Bedroom Two

10'6" x 9'0" (3.22m x 2.75m)

The second bedroom has carpeted flooring, radiator and a UPVC double glazed window

Bathroom

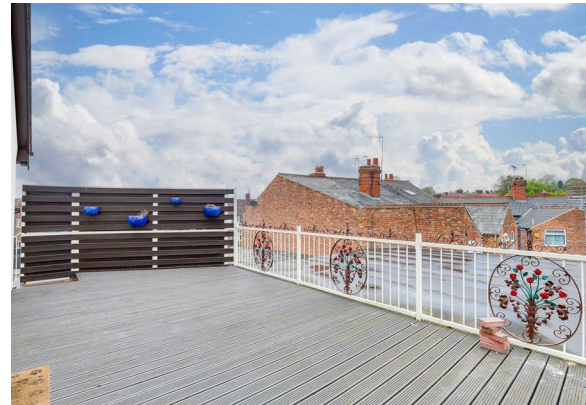
8'8" x 6'8" (2.66m x 2.04m)

The bathroom has tiled flooring, recessed ceiling spotlights, coving to the ceiling, partially tiled walls, low level dual flush WC, pedestal washbasin with taps, panelled bath with taps, a shower over and a shower screen and a radiator

OUTSIDE

FRONT

Outside to the front is a paved shared driveway providing an allocated parking space for one car with secure gated access to the accommodation with access to a private enclosed balcony

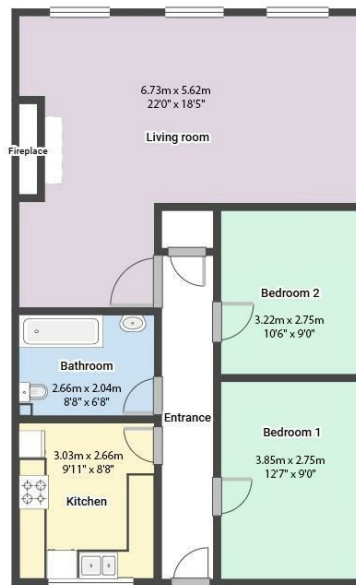


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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