



Guide price £150,000

Apartment

Bedrooms: 2

Bathrooms: 1

Tenure: Leasehold

GUIDE PRICE £150,000 - £160,000 WALTON & ALLEN are delighted to offer this modern purpose built FIRST FLOOR APARTMENT situated on the outskirts of ARNOLD. This spacious apartment has ACCOMODATION comprising; HALLWAY, LIVING ROOM with KITCHEN AREA and space for LOUNGE and DINING AREA, TWO DOUBLE BEDROOMS and a BATHROOM. The property benefits from ELECTRIC GATED ALLOCATED PARKING for TWO VEHICLES, ENTRYPHONE SYSTEM and SUPERB ACCESS to ARNOLD TOWN CENTRE and to NOTTINGHAM CITY CENTRE via the A60 Mansfield Road. It is offered to the market with NO ONWARD CHAIN. It would make a GREAT FIRST HOME or SUPERB BUY TO LET INVESTMENT so call now to view!

Hall

Entrance door to Communal Hallway, intercom, radiator.

Living Room

17'9" x 13'1"

Open to Kitchen Area, space for Lounge and Dining, radiator, three double glazed windows to front.

Kitchen Area

8'10" x 7'10"

Fitted with a matching range of wall and base units with work surfaces over. Integrated stainless steel electric oven with four ring gas hob and chimney style extractor over. Integrated fridge with freezer compartment, Integrated washer dryer. larder/boiler cupboard, radiator.

Bedroom 1

14'4" x 9'11"

Double bedroom with fitted wardrobes to one wall, radiator, two double glazed windows to rear.

Bedroom 2

11'3" x 13'7"

Double bedroom with radiator and two double glazed windows to front.

Bathroom

Fitted with a white three piece suite comprising; Bath with waterfall shower over, glass shower screen, vanity wash basin with cupboards under, W.C. Tiling to walls, extractor fan, radiator.

Parking

There is a Car Park to the rear of the building accessed via Duke Street, with electric fob operated gates and two signed and allocated parking spaces.

Elmhurst Court

Built on the site of the Elmhurst working mens club in 1999/2000 by Handley Developments, a local building company from Gedling. Elmhurst Court is a spacious modern apartment block of 10 properties with well maintained communal grounds and lots of Parking.

Lease details

Lease Length: 999 from 2000 (975 remaining).

Ground Rent: £0

Service Charge: £1200 pa

Council Tax Band

Council Tax Band. Gedling Borough Council Band B

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.

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. *

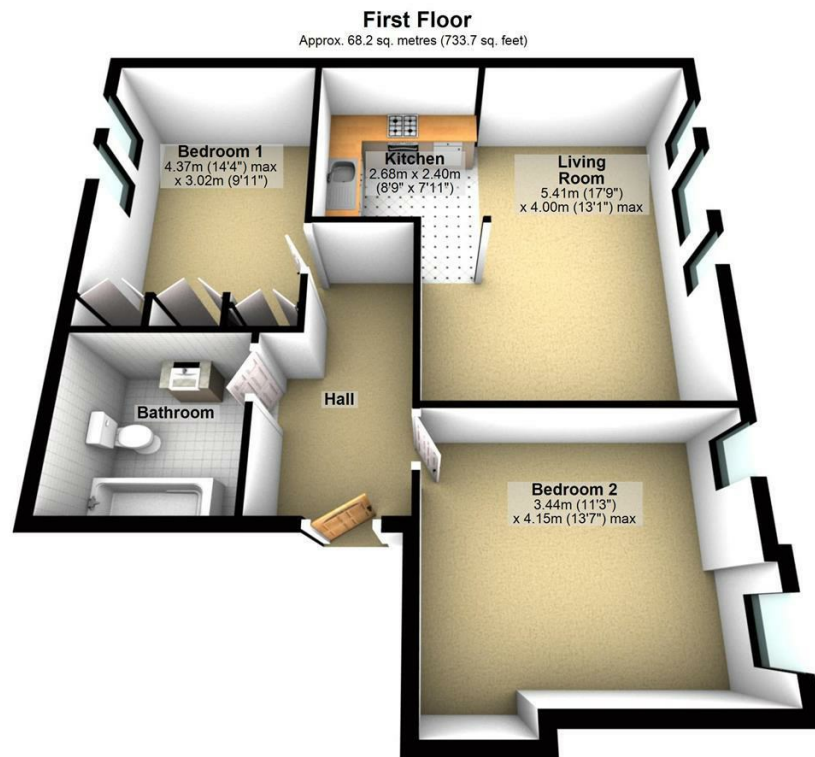
Property to sell?

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.

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. 68.2 sq. metres (733.7 sq. feet)

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

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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.

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

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord 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.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!