



12 The Arena, Standard Hill, Nottingham, NG1 6GL

Asking Price £235,000

- Luxury Furnished Two Bedroom Apartment
- Balcony off the Lounge
- Ensuite to the Master Bedroom
- City Centre Location
- No upward chain
- Situated in The Arena Apartment Development
- Allocated Secure Parking Space
- Separate Bathroom
- Sought After Development

12 The Arena, Nottingham NG1 6GL

Spacious executive two double bedroom apartment in The Arena. The property comprises; Large Open Plan Lounge/Kitchen/Diner with Balcony, Two double bedrooms, master with en-suite shower room, balcony, separate bathroom and one allocated parking space. No Upward Chain.

Prime Location for City living. Within close proximity of Nottingham Castle and The Park.



Council Tax Band: D



Entrance Hall

Doors to both Bedrooms, the Shower Room and the Lounge/Kitchen/Diner.

Lounge/Diner area

Wood effect flooring. French doors opening onto the balcony. Opens into the Kitchen.

Balcony

Overlooking the inner courtyard.

Kitchen Area

Fitted kitchen with integrated appliances. Work surfaces with inset electric hob and extractor over.

Master Bedroom

Built in wardrobes. Door to the ensuite.

En-Suite

Bath with shower over. Sink unit and low level flush toilet.

Bedroom

Shower room

Built in shower cubicle. Sink unit. Low level flush toilet.

Parking

One allocated parking space.



Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(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	