



Arlington House, Lenton Avenue

Guide Price £250,000



Arlington House, Nottingham

A beautiful two-bedroom apartment, perfectly positioned within the private and highly sought-after Park Estate.

Offering the ideal balance of peaceful surroundings and city-centre convenience, Arlington House presents a rare opportunity to own a characterful home in one of Nottingham's most desirable locations. Tucked away from the hustle and bustle, yet only moments from the city centre, this apartment is perfectly suited to professionals, first-time buyers, downsizers, or investors alike.

The property briefly comprises a spacious open-plan living and dining space ideal for entertaining, a modern fitted kitchen with integrated appliances, two generous double bedrooms, and a stylish main bathroom.

Residents also enjoy access to beautifully maintained communal gardens along with a patio area outside the apartment. There is also a secure gated carpark with allocated space for one vehicle.

Offered to the market with no upward chain, this is a fantastic opportunity for buyers seeking a smooth and straightforward purchase.





Arlington House, Nottingham

Beautiful two-bedroom apartment in the prestigious Park Estate. Spacious open-plan living, private patio, GATED CAR PARK, and NO UPWARD CHAIN, COMMUNAL GARDENS. Arrange your viewing now.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- The Park Estate Location
- To Be Sold With No Upward Chain
- Secure Allocated Parking
- Characterful Apartment
- Good Sized Garden With Patio Area
- Ground Floor Accommodation
- Two Double Bedrooms



Entrance

The main entrance is through a charming gate located on Lenton Avenue. You enter the main lobby area and head straight through to the rear of the property to access the flat.

Kitchen

14' 0" x 8' 6" (4.26m x 2.60m)

A modern white gloss kitchen with wooden worktops, and white subway tiled splashback. There is a large breakfast bar/island with bar stools making it perfect for entertaining and preparing meals. Appliances are integrated and include a new dishwasher, washer/dryer, fridge/freezer, microwave gas hob, electric oven, and extractor hood.

Open Plan Living Space

27' 3" x 18' 10" (8.31m x 5.75m)

A beautifully spacious open-plan living area, elegantly finished in neutral tones with continuous laminate flooring flowing seamlessly through to the kitchen and hallway. The striking bay window creates an ideal dining space, while expansive floor-to-ceiling windows flood the room with natural light and offer views over the private patio.

Bedroom 1

14' 0" x 8' 6" (4.27m x 2.60m)

A spacious and well-proportioned double bedroom, beautifully finished in neutral tones and featuring built-in storage, creating a calm, stylish, and highly functional retreat.

Bedroom 2

17' 5" x 6' 11" (5.30m x 2.11m)

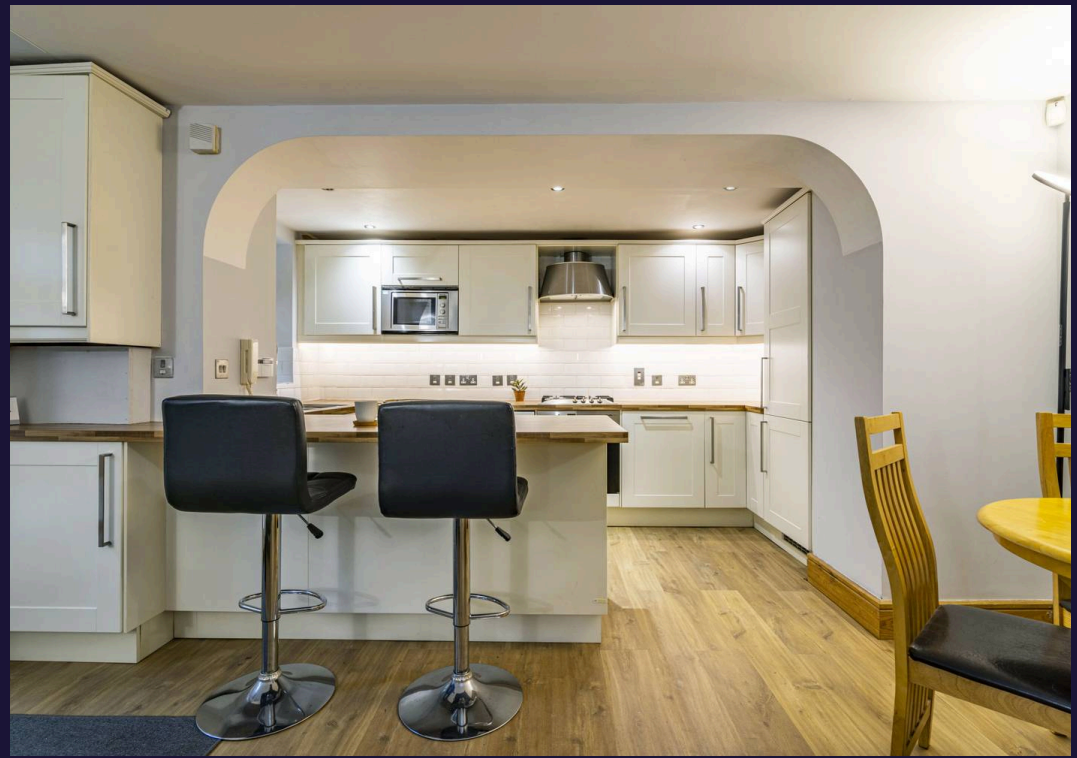
Another generously sized bedroom, tastefully decorated in neutral tones and featuring a built-in wardrobe along with a practical storage cupboard fitted with hooks, offering both style and functionality.



Bathroom

A spacious bathroom, modern and tiled throughout. There is a bath with shower over, sink with storage space beneath, an LED mirror, a storage cabinet, and W.C.









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