



Arches Close  
Awsorth Nottingham



# Arches Close Awsorth Nottingham NG16 2WH

for sale offers over  
**£130,000**



## Property Description

A well-presented two-bedroom upper-floor apartment situated within a private gated development in the sought-after village of Awsorth, offering well-proportioned accommodation ideal for first-time buyers, professionals or investors.

The property is accessed via a wooden entrance door leading into the entrance hall. The spacious open-plan kitchen/living room provides a practical and sociable living space. The kitchen is fitted with a range of matching wall and base units incorporating a stainless steel sink and drainer, gas hob with cooker hood over, space for a washing machine, and a fridge-freezer. The adjoining living area enjoys carpet flooring, double glazed windows and a wall-mounted radiator.

There are two bedrooms, both featuring carpet flooring, wall-mounted radiators and double glazed windows. The bathroom is fitted with a modern suite comprising a bath with shower over, wash hand basin set within a vanity unit and WC, complemented by tiled splashbacks and vinyl flooring.

Externally, the property benefits from residents' parking to the rear and enjoys the added privacy and security of a private road with gated access.

A fantastic opportunity to acquire a low-maintenance apartment in a convenient residential location with excellent access to local amenities and transport links.

## Entrance Hall

Accessed via a wooden entrance door, the entrance hall benefits from carpet flooring and a wall-mounted radiator.

## Kitchen / Living Room

**Kitchen Area:** Fitted with a range of matching wall and base units incorporating an inset stainless steel sink and drainer. The kitchen includes a gas hob with cooker hood over, fridge-freezer and space for a washing machine. Finished with laminate flooring.

**Living Area:** Open to the kitchen, the living space features carpet flooring, double glazed windows to the side elevation, an additional window providing natural light and a wall-mounted radiator.

## Bedroom One

A comfortable bedroom featuring carpet flooring, a double glazed window to the side elevation and a wall-mounted radiator.

## Bedroom Two

Featuring carpet flooring, a double glazed window to the side elevation and a wall-mounted radiator.

## Bathroom

Fitted with a three-piece suite comprising a WC, wash hand basin set within a vanity unit and a bath with shower over. The room also benefits from tiled splashbacks and vinyl flooring.

## Externals

The property benefits from parking located to the rear of the building.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



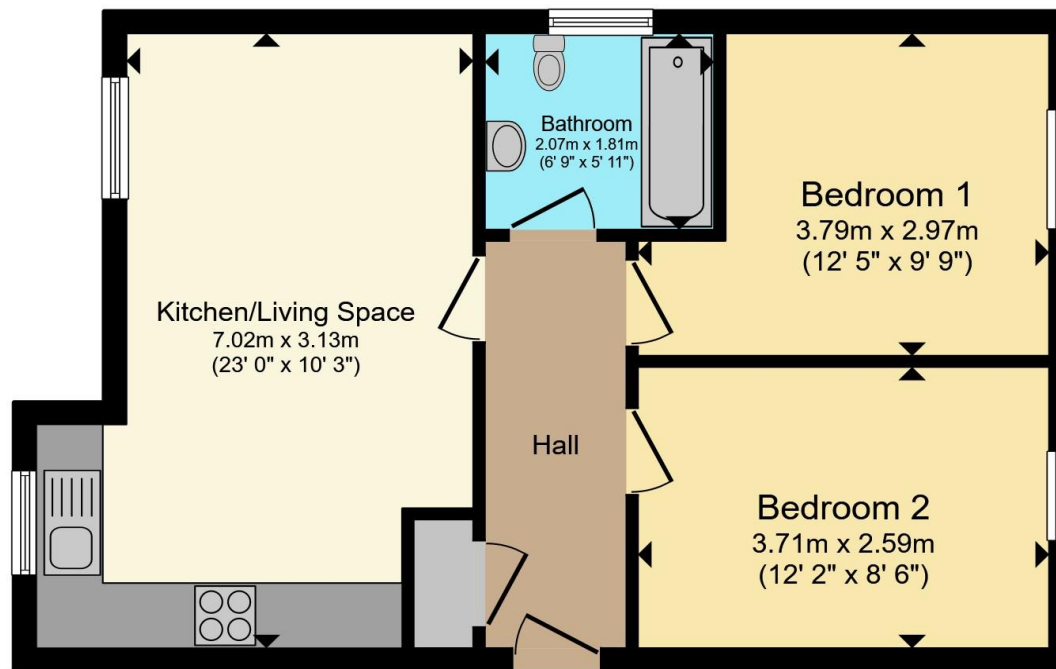












**Ground Floor**

Total floor area 48.8 m<sup>2</sup> (525 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [Eastwood@burchelledwards.co.uk](mailto:Eastwood@burchelledwards.co.uk)**

134 Nottingham Road  
 EASTWOOD NG16 3GD

EPC Rating: D

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 550.00

Tenure: Leasehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EWD207901 - 0002