



31 Kingswell Avenue, Arnold, NG5 6SY
Offers Over £140,000

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Marriotts

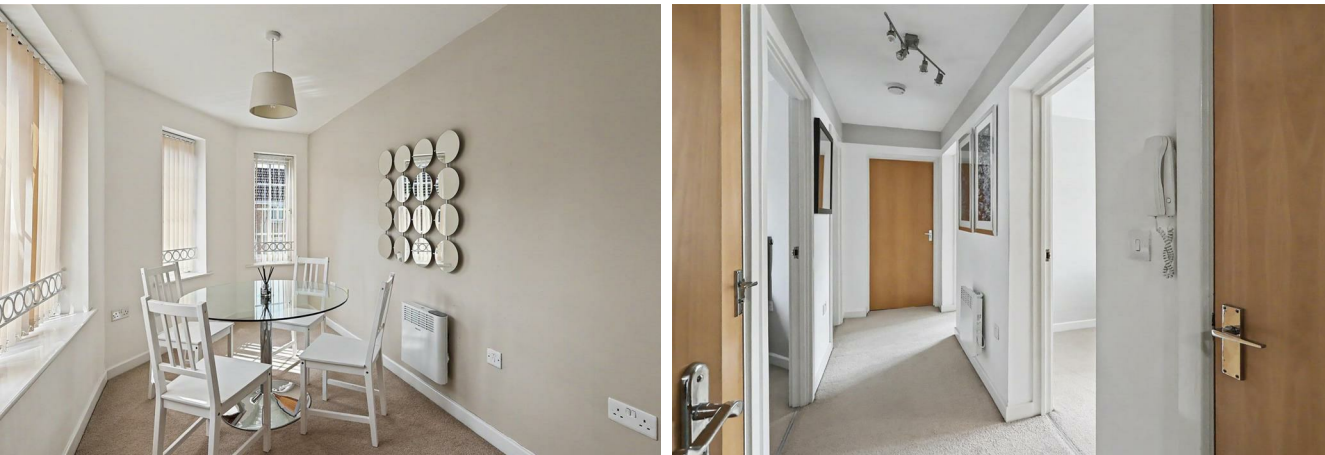


31 Kingswell Avenue Arnold, NG5 6SY

- First floor apartment with gated allocated parking
- Fitted breakfast kitchen and bathroom with 3-piece suite
- Excellent location close to local amenities and public transport
- 2 bedrooms, master with en-suite shower room
- Spacious lounge opening into a separate dining area
- NO UPWARD CHAIN

Welcome to this delightful first-floor flat located on Kingswell Avenue, situated close to Arnold's local amenities. You will find a variety of shops, cafes, and parks just a short stroll away. Public transport links are also readily accessible, making commuting to Nottingham city centre and beyond a breeze.

Built in 2005, this modern property offers a comfortable living space, which is well presented and with No Upward Chain, it is ready to move into. As you enter the flat, you are greeted by a welcoming entrance hall that leads to all rooms. The living space is both light and spacious, with an open arch leading to the versatile dining space, which could be used as a home office, for example. The flat features two well-proportioned bedrooms, both with fitted wardrobes and the master bedroom benefits from an en-suite shower room. There is also a practical main bathroom with a 3-piece suite. Gated allocated parking is provided at the rear.



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Entrance Hall

Communal stairs lead to the first floor and to the apartment door. The hallway is carpeted, has an electric wall heater, audio phone for the intercom entry system, an RCD board, a storage cupboard housing the water system and a coat store.

Lounge & Dining Room

The good-sized lounge is carpeted, has a UPVC double-glazed window to the front, an electric wall heater and an open arch into the dining area. The dining room is also carpeted, has a wall heater and Three UPVC double-glazed windows.

Kitchen

The kitchen is fitted with a range of wall and base cabinets, worktop & upstand, stainless steel sink & drainer. There is space for a tall fridge freezer, dishwasher, washing machine and includes a fitted electric oven, hob and extractor hood. With a tiled floor, UPVC double-glazed window to the front, electric wall heater and with space for a breakfast table & chairs.

Bedroom 1

The master bedroom has a fitted wardrobe, carpet, an electric wall heater, a UPVC double-glazed window to the front and a door into the en-suite.

En-suite Shower Room

The en-suite is fitted with a shower cubicle, with a main shower and a glass sliding door, a wash hand basin with a mixer tap and a toilet with dual flush. There is vinyl flooring, an extractor fan, a shaving point, and an electric fan heater.

Bedroom 2

With fitted wardrobes, carpet, electric wall heater and UPVC double-glazed window to the rear.

Bathroom

The main bathroom has a bath with shower attachment to the mixer taps, toilet with dual flush, vanity wash hand basin with mixer tap and storage under. Vinyl flooring, UPVC double glazed window to the rear, extractor fan, shaving point and wall fan heater.

Outside

Secure allocated parking to the rear

Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 155 years from 2006

GROUND RENT: £150 per annum - to be reviewed on:

SERVICE CHARGE: £156 per months (£1,872 per annum) - to be reviewed on:

COUNCIL TAX: Gedling - Band B

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: n/a

UTILITIES - mains gas, electric, water and sewerage.

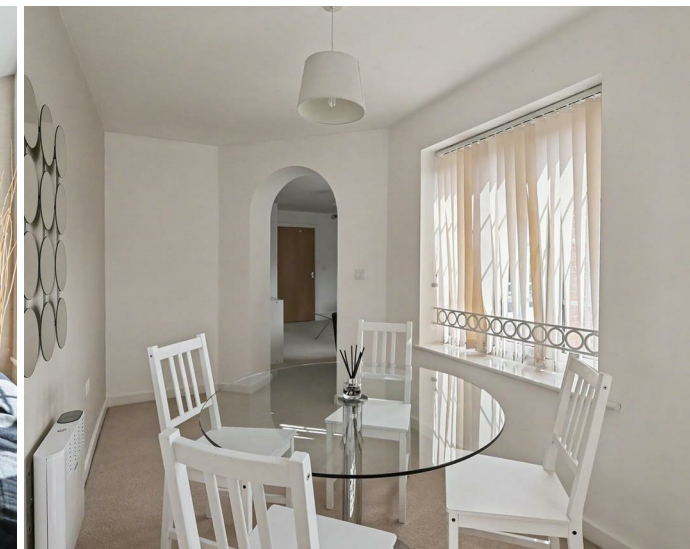
MAINS GAS PROVIDER: n/a

MAINS ELECTRICITY PROVIDER: Octopus

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Yes





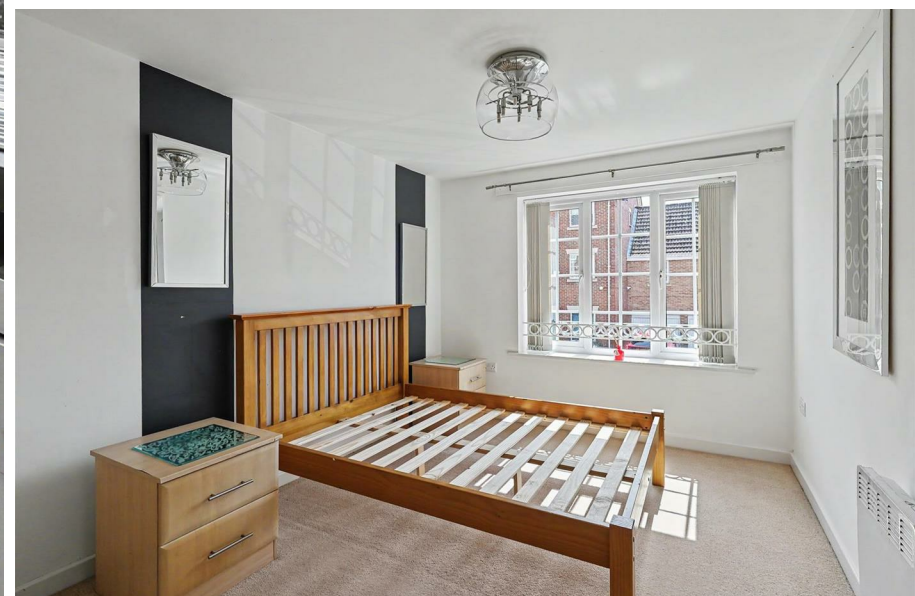


BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Stairs to the first floor.

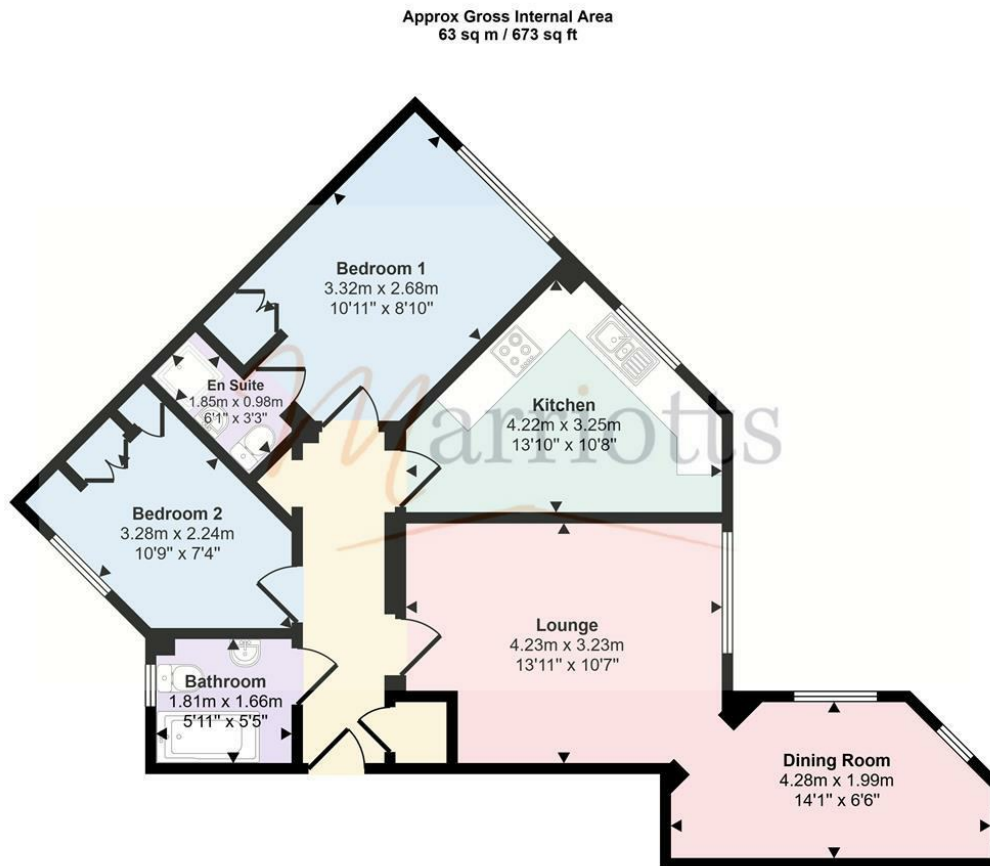
OTHER INFORMATION:

The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.

Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	76	
(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	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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