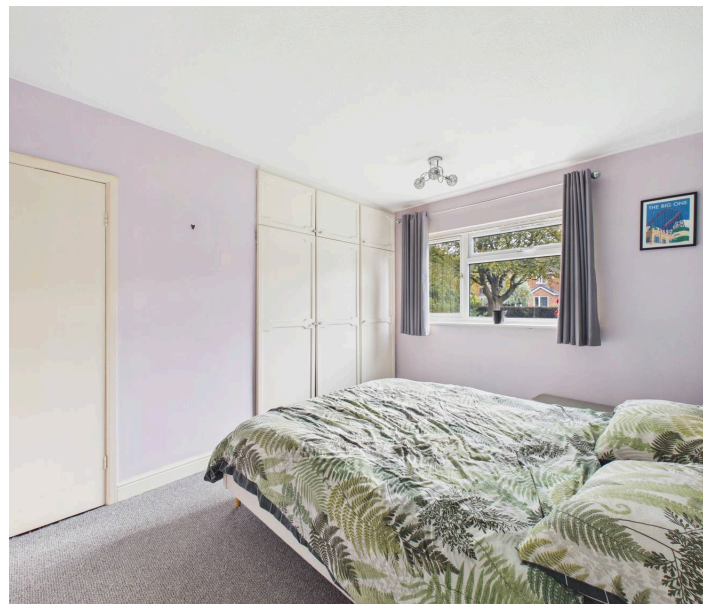




Flat 1, Glover House Derwent Crescent, Arnold – NG5 6TJ

Guide Price £90,000 – £100,000

DavidJames
the estate agent



Flat 1

Glover House Derwent Crescent,
Nottingham

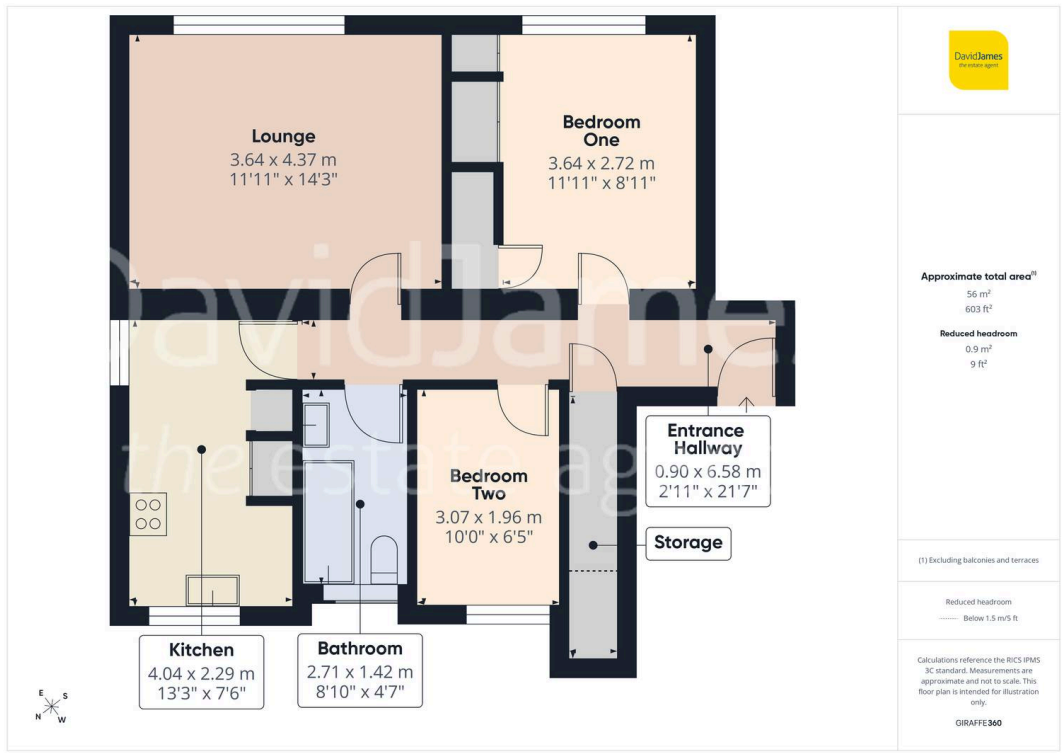
GUIDE PRICE £90,000-£100,000 NO CHAIN! 2 bed
Arnold flat featuring a lounge/diner, kitchen and
bathroom plus communal gardens and a
garage. Ideal for first-time buyers, downsizers or
investors!

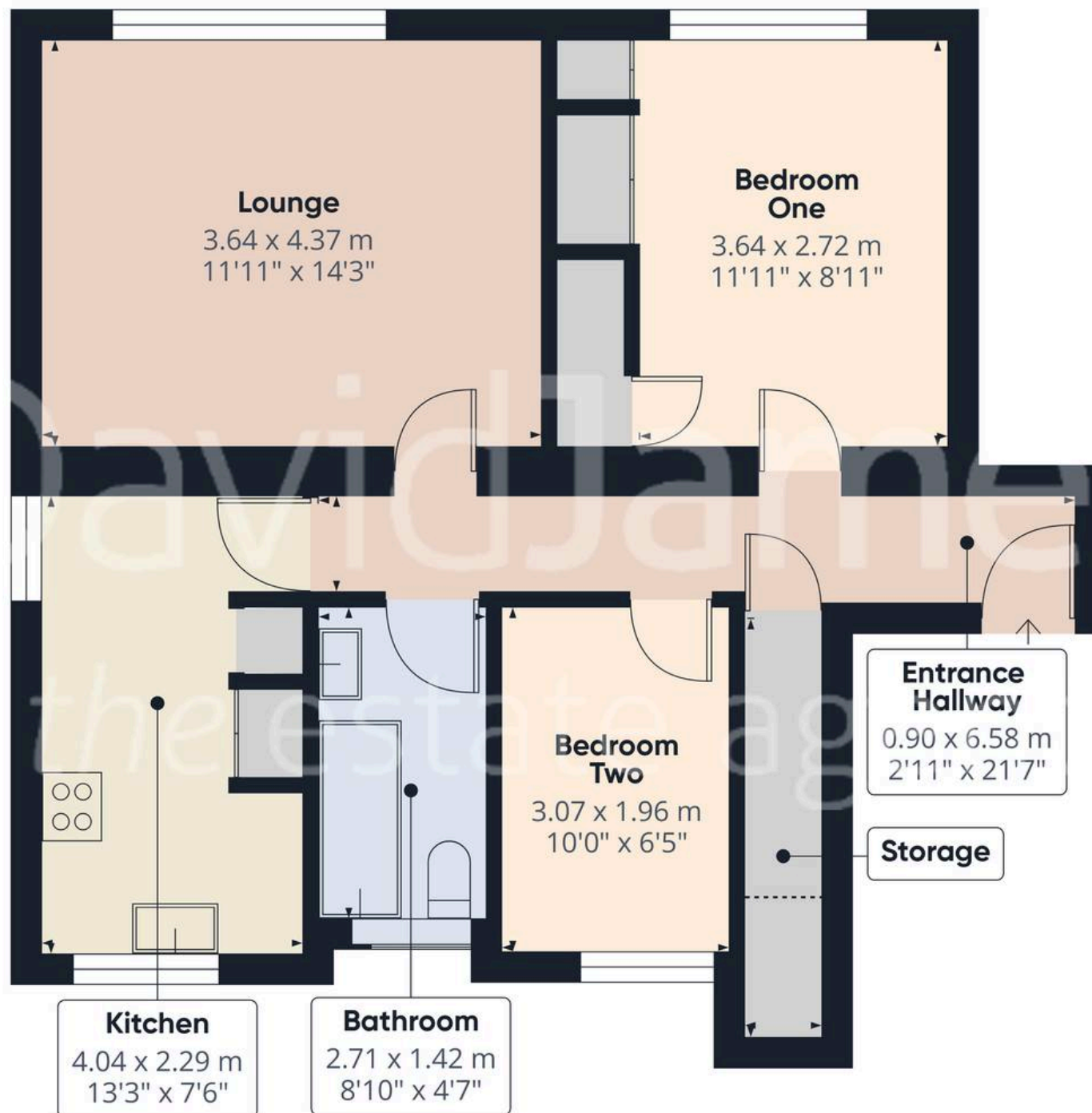
Council Tax band: A

Tenure: Leasehold

- Ground floor flat
- Offered to the market with no upward chain
- Convenient location close to shops, amenities and regular bus services
- Perfect for first-time buyers, downsizers and property investors
- Entrance hallway boasting large built-in household storage cupboard
- Bright and spacious lounge/dining room overlooking the communal gardens
- Fitted kitchen with integrated cooking appliances
- Two bedrooms (main double bedroom featuring built-in wardrobes and storage)
- Shared communal garden and garage in a block
- Communal entrance hallway with entry phone security intercom system







Approximate total area⁽¹⁾

56 m²

603 ft²

Reduced headroom

0.9 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.