

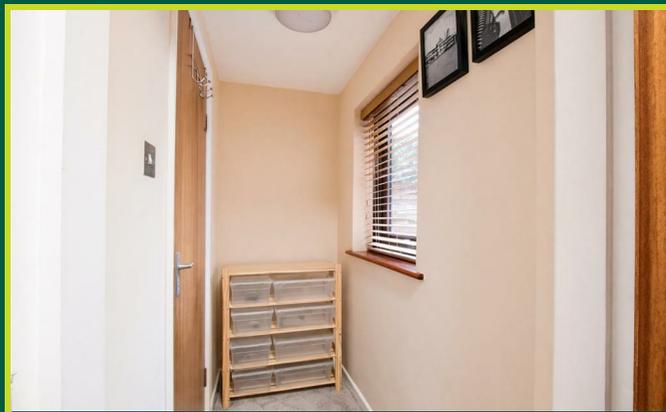


15 Chelsbury Court

Arnold | NG5 6NA | £120,000

ROYSTON  
& LUND

- One Bedroom First Floor Apartment
- Single Garage
- Integrated Kitchen Appliances
- Built In Wardrobes And Generous Storage Space
- EPC Rating - D
- Ample Off Street Parking
- Well Presented Throughout
- Tiled Three Piece Bathroom
- Close By To Numerous Amenities And Excellent Transport Links
- Freehold - Council Tax Band - A





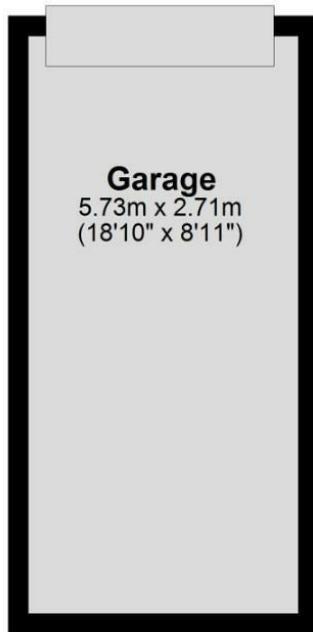
A well appointed one bedroom first floor apartment located in Arnold. Situated close by to numerous amenities such as local shops and pubs. Not to mention excellent transport links into the City Centre and the surrounding areas. This property would be a perfect fit for first time buyers or for those wanting to downsize.

Interior accommodation comprises an initial entrance porch that leads into the main hallway in turn granting access into the main reception room, bedroom and bathroom. The living room is a generous size with dual aspect windows flooding the room with natural light which leads into the kitchen. The kitchen showcases integrated appliances from an oven, hob and extractor fan with more than enough room for freestanding appliances. The bedroom is a well proportioned double and displays a built in sliding wardrobe. The three piece bathroom consists of a bath with shower overhead along with a wash basin and WC. To the hallway there is convenient ample storage space.

Facing the property there is ample off street parking via a single driveway and single garage along with side entrance to the flats.

Length of lease: 117 years  
Years left: 116 years  
Ground rent: £250  
Service charge: £1000 PA

**Garage**  
Approx. 15.5 sq. metres (167.1 sq. feet)



**First Floor**  
Approx. 50.1 sq. metres (538.8 sq. feet)



Total area: approx. 65.6 sq. metres (705.9 sq. feet)



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>	<b>58</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**