

Apartment 54 The Arena Standard Hill, NG1 6GL

£200,000

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Marriotts



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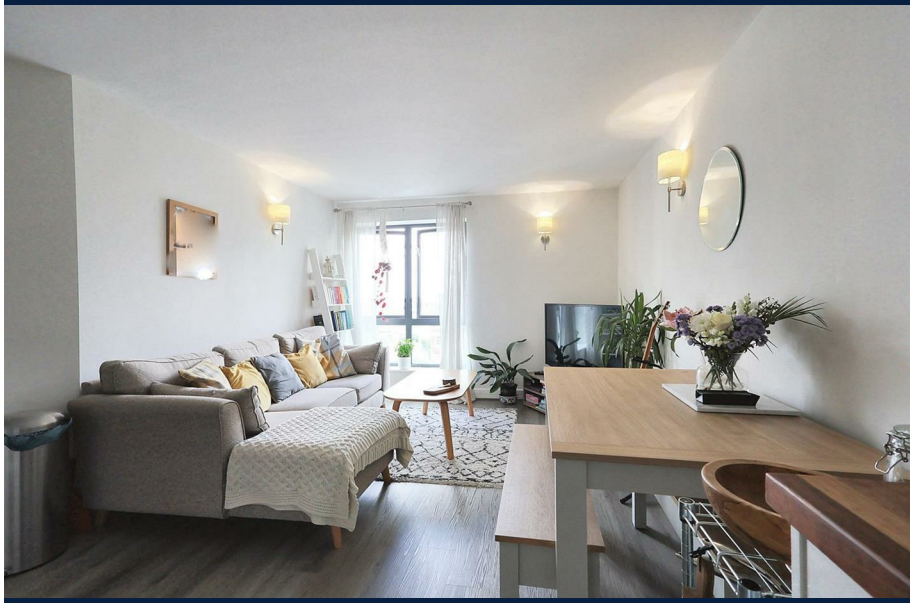
- Fifth floor apartment
- Open plan living kitchen
- Bath and separate shower cubicle
- Two bedrooms with balcony access
- Spacious hallway
- Underground car parking

CITY CENTRE LIVING! An immaculate fifth-floor apartment in a great part of town, next to Nottingham Castle and The Park, and just a few minute's walk to the city centre! Two bedrooms with balcony access, spacious hallway, open-plan living kitchen with several appliances, impressive marbled tiled bathroom with a bath and separate shower cubicle and underground car parking. Also for sale with NO UPWARD CHAIN!!





£200,000



Entrance Hall

With door from the communal lobby, security intercom/monitor, grey wood style flooring continuing through to the living kitchen, airing cupboard, separate shelved cupboard and electric panel heater.

Kitchen Area

A range of units in gloss white with wood effect worktops, tiled splashbacks and inset gray composite sink unit. Brushed steel electric oven, four-ring halogen hob and extractor, along with integrated fridge freezer, dishwasher and washing machine. Electric panel heater, three wall light points and double glazed windows with elevated views.

Bedroom 1

Electric convector heater, large built-in double wardrobe, double glazed floor to ceiling window and door leading out to the balcony.

Bedroom 2

Electric convector heater and double glazed window and door leading out to the balcony.

Bathroom

With feature black marbled wall tiling, contrasting white marbled floor tiling and ceiling downlights. The suite consists of a bath, traditional style toilet and pedestal wash basin with fitted wall mirror and vanity light. Recessed cubicle with fixed head mains rain shower, towel rail and extractor fan.

Outside

The building stands within communal and maintained grounds and there is also underground car parking with an allocated parking space.

Material Information

TENURE: Leasehold
LEASE DETAILS: 125 years from March 2002
GROUND RENT: £250 PA - to be reviewed on: .....
SERVICE CHARGE: £2497.82 PA - to be reviewed on: .....
COUNCIL TAX: Nottingham City Council - Band D
PROPERTY CONSTRUCTION: unknown
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: n/a
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: N/A
MAINS ELECTRICITY PROVIDER: Octopus Energy
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: lift access







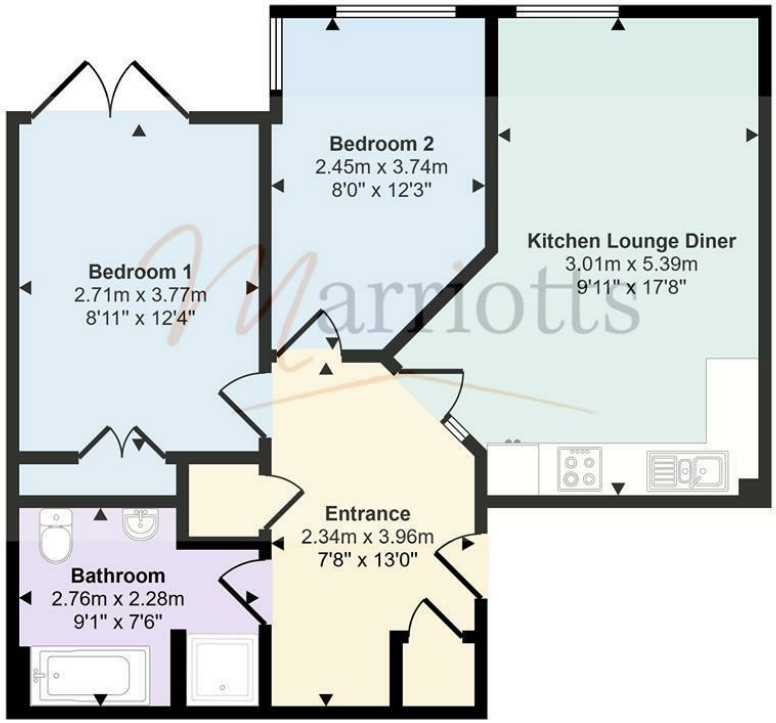

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THE
ARENA
Reception & Byron
Apartments 37 - 62
Apartments
37-62

Approx Gross Internal Area
55 sq m / 594 sq ft



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.



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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