



## Derwent Crescent

Arnold, Nottingham, NG5 6TD

- Two Bedrooms
- Modernized Throughout
- Close to Local Amenities
  - Popular Location
- Upgraded Electric Heating
- Ground Floor
- Allocated Parking
- Modern Kitchen
- Modern Bathroom Suite
- COUNCIL TAX BAND A



Local Authority  
Council Tax Band A  
EPC Rating D



GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Floorplan Creator

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.