



DavidJames
the estate agent

Edison Way, Arnold, Nottingham, NG5 7NJ

Guide Price £120,000

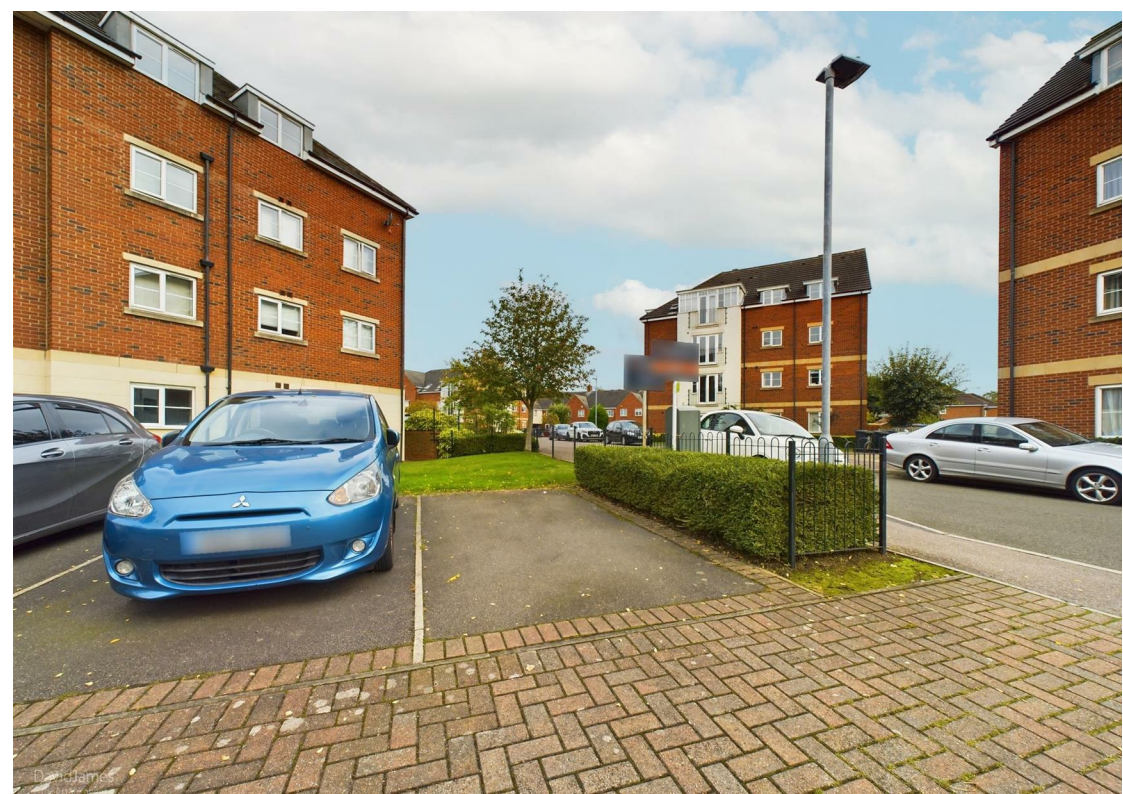
About This Property

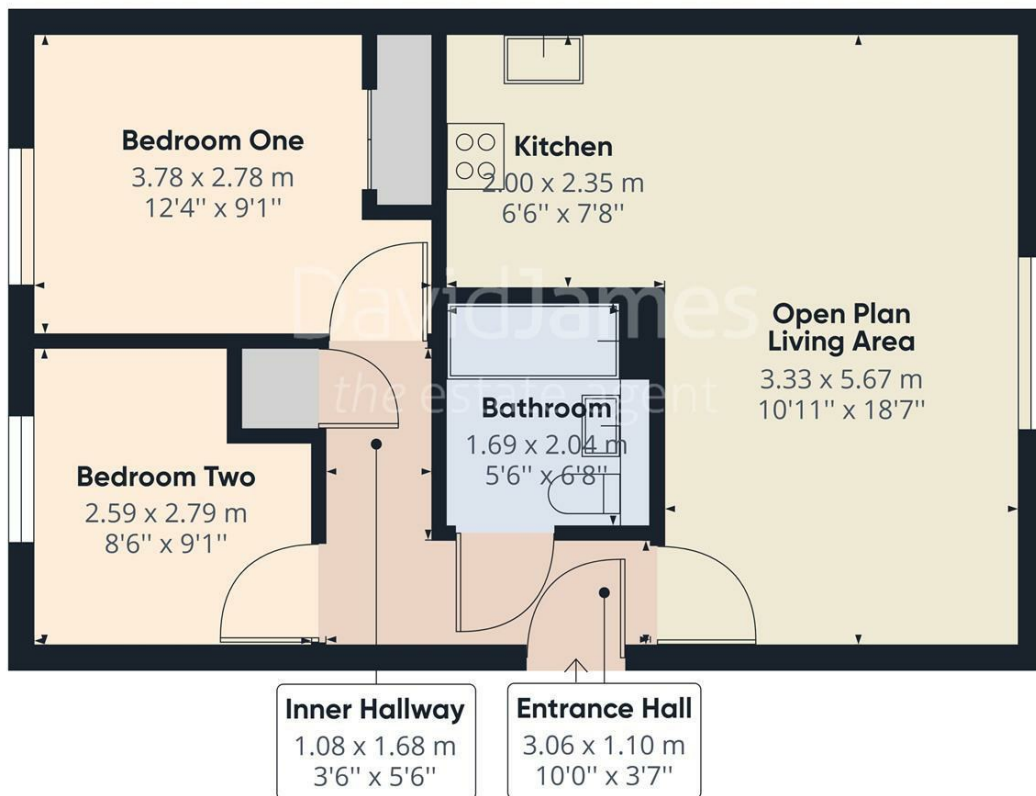
GUIDE PRICE £120,000 - £130,000 Situated on the third floor, this modern apartment promises an exceptional opportunity for both investors (given the tenant currently in-situ) and first-time buyers alike. Ideally located within commuting distance of the city, the apartment also sits within easy reach of both Arnold and Mapperley's amenities which include a wide variety of shops, bars and restaurants. The property is introduced by a private entrance hall, complete with an intercom system linking to the communal entrance. Inside, you'll be greeted by a good-sized, open-plan living area that flows seamlessly into the kitchen, boasting an integrated oven and hob. Accommodation further includes two bedrooms, with the primary bedroom featuring a convenient in-built wardrobe, as well as a bathroom, fitted with a 3-piece suite, an overbath shower, and a towel radiator. As an added convenience, the property is offered to the market with no upward chain and includes an allocated parking space.



- Top floor modern apartment
- An ideal first time buy or investment purchase (tenant currently in-situ)
- Prime location near Arnold and Mapperley amenities
- No upward chain for a hassle-free purchase
- Private entrance hall with intercom system
- Bright open-plan living area
- Kitchen equipped with integrated oven and hob
- 2 bedrooms (main bedroom with in-built wardrobes)
- Bathroom with 3-piece suite, over-bath shower and towel radiator
- Allocated car parking space





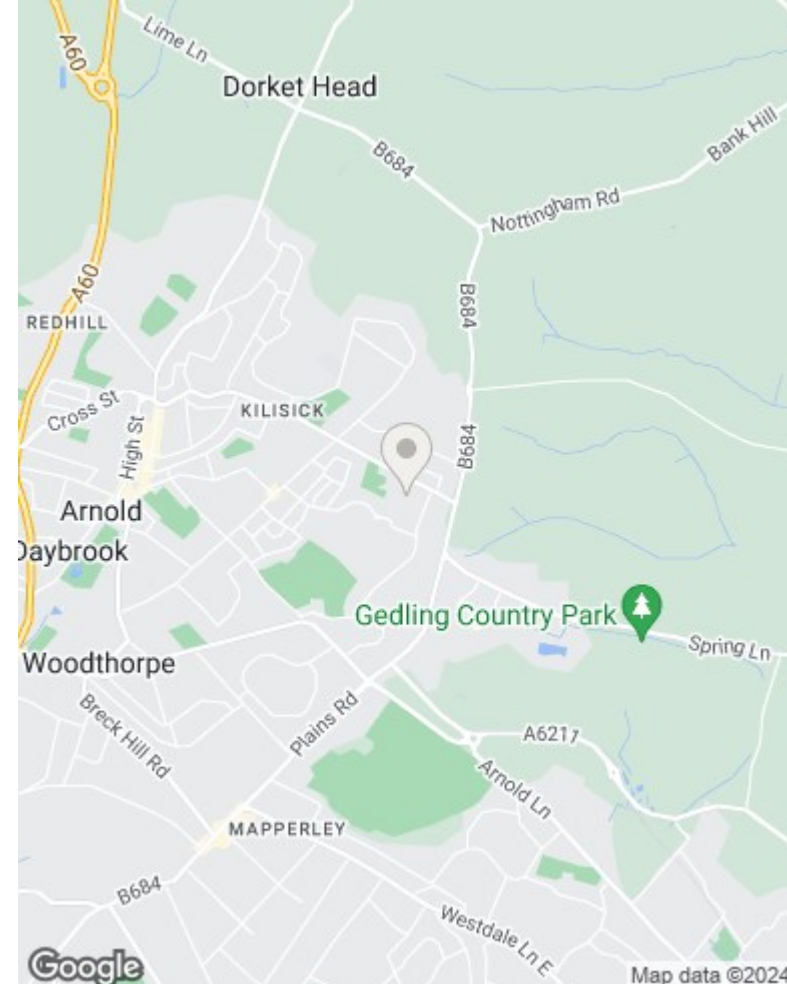


Approximate total area⁽¹⁾
50.98 m²
548.70 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: B
Gedling Borough Council
Leasehold

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