



£130,000-£140,000

GUIDE PRICE

EDISON WAY

ARNOLD



- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN LIVING
- ALLOCATED PARKING
- SHOWER ROOM
- POPULAR LOCATION
- EPC C



Ground Floor Apartment in Prime Location

LOCATED ON THE GROUND FLOOR, THIS MODERN APARTMENT PRESENTS AN OUTSTANDING OPPORTUNITY FOR BOTH INVESTORS AND FIRST-TIME BUYERS. IDEALLY POSITIONED WITHIN A SHORT COMMUTING DISTANCE OF THE CITY, IT ALSO BENEFITS FROM CLOSE PROXIMITY TO THE AMENITIES OF CLAPHAM ARNOLD AND MAPPERLEY, INCLUDING A WIDE SELECTION OF SHOPS, BARS AND RESTAURANTS.

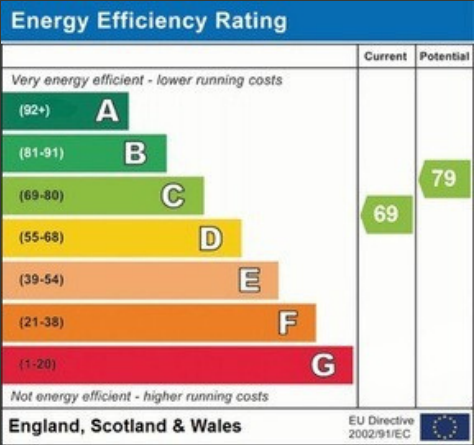
THE PROPERTY IS ACCESSED VIA A SECURE COMMUNAL ENTRANCE HALL WITH AN INTERCOM SYSTEM. INSIDE, THE APARTMENT OPENS INTO A SPACIOUS ENTRANCE HALL LEADING TO A GENEROUS OPEN-PLAN LIVING AREA THAT SEAMLESSLY CONNECTS TO THE CONTEMPORARY KITCHEN, WHICH FEATURES AN INTEGRATED OVEN AND HOB.

THERE ARE TWO WELL-PROPORTIONED BEDROOMS, INCLUDING A MAIN BEDROOM WITH A BUILT-IN WARDROBE AND A STYLISH SHOWER ROOM.

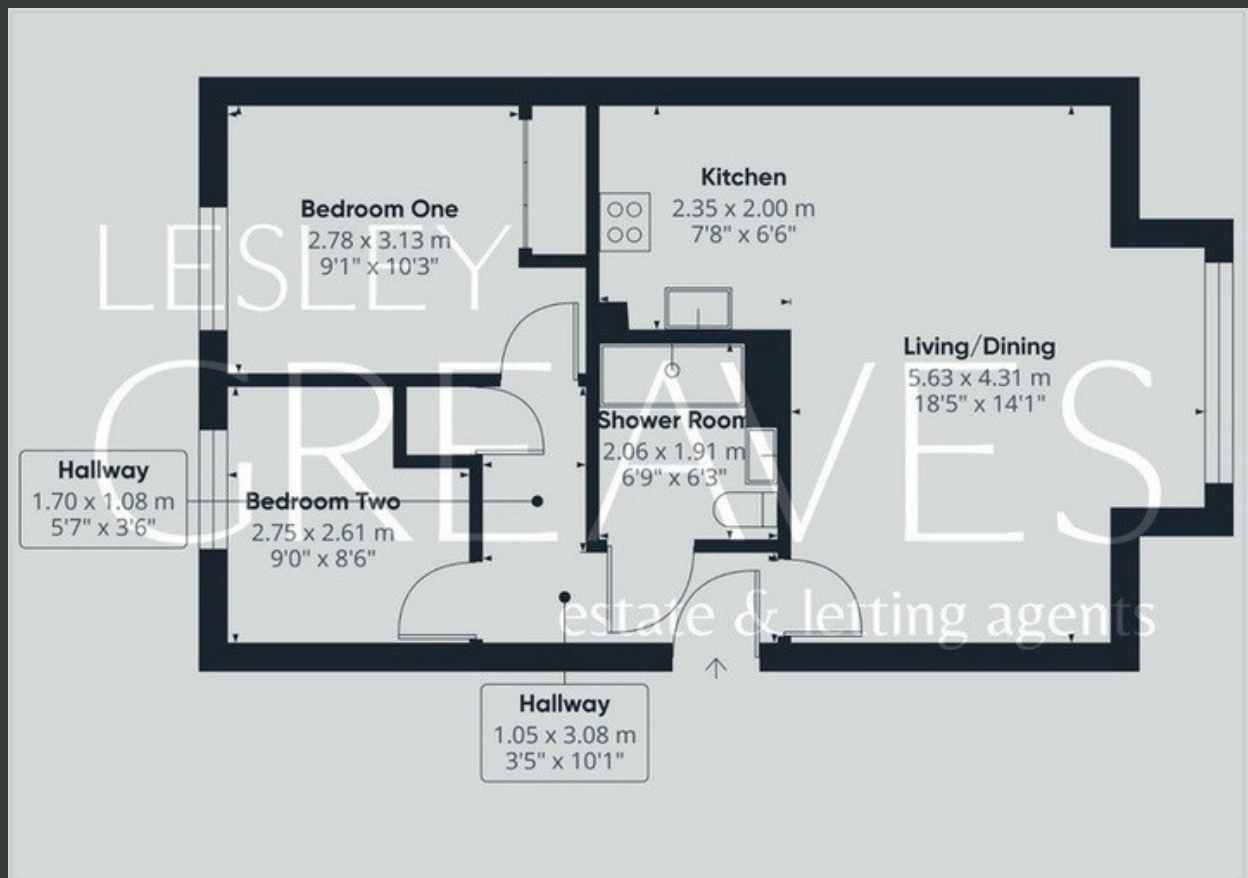
FURTHER ADVANTAGES INCLUDE AN ALLOCATED PARKING SPACE, PROVIDING ADDED CONVENIENCE AND PEACE OF MIND FOR RESIDENTS.

LENGTH OF LEASE REMAINING: 105 YEARS
GROUND RENT £150,00 PER ANNUM
SERVICE CHARGE £1,291.57 PER ANNUM

- LEASEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 55 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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