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DavidJames
the estate agent

Edison Way, Arnold, Nottingham, NG5 7NE

Guide Price £130,000

About This Property

NO CHAIN! Introducing a modern first-floor apartment which is beautifully-presented throughout and would make an ideal purchase for first-time buyers eager to climb the property ladder or investors seeking to expand their portfolio. This apartment is conveniently located within easy reach of the amenities of both Arnold and Mapperley as well as being just a short walk from frequent bus services to Nottingham City Centre.

The entrance to this inviting home begins with an initial porch, leading into a hallway equipped with an intercom system for secure access to the main communal door. The heart of the apartment is a bright and spacious open-plan living area, featuring a lounge area complete with a Juliet balcony. This area seamlessly transitions into a well-equipped kitchen, boasting integrated appliances such as an electric oven, gas hob with extractor above and a washer/dryer. There's also space allocated for a freestanding fridge/freezer.

You'll find two bedrooms, with the main bedroom benefiting from built-in wardrobes, offering ample storage. The complementing bathroom is then fitted with a three-piece white suite.

This wonderful apartment is fitted with gas central heating and double glazing whilst the sale includes the option to negotiate furniture.

Externally, the property features an allocated parking space to the front, adding to the convenience of this desirable location.



- Modern first floor apartment
- Within easy reach of both Arnold and Mapperley's amenities
- An ideal first-time buy or investment purchase
- Beautifully-presented throughout
- Bright and spacious open plan living area with a feature Juliet balcony
- Fitted kitchen with integrated appliances
- Gas central heating and double glazing
- Two bedrooms (main with in-built wardrobes)
- Bathroom with three-piece white suite
- Allocated parking space to the front



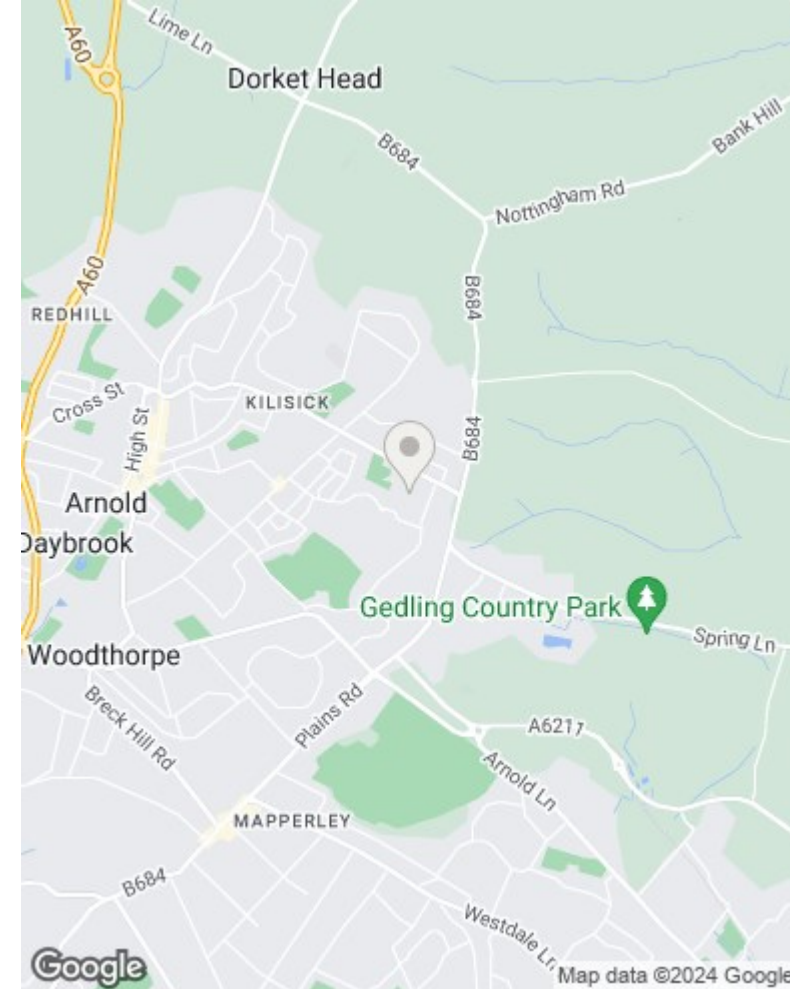


Approximate total area**
60.32 m²
649.23 ft²

(*) 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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