



**DavidJames**  
the estate agent

**Edison Way, Arnold, Nottingham, NG5 7NE**

**Guide Price £140,000**

# About This Property

Guide Price £140,000 - £150,000. Welcome to this modern top-floor apartment which is offered to the market with no upward chain and would be perfect for first-time buyers eager to step onto the property ladder or investors looking to grow their portfolio. Located conveniently within easy reach of both Arnold and Mapperley's amenities, this property also benefits from nearby frequent bus services to Nottingham City Centre, making it an excellent choice for commuters.

Upon entering, you'll find an initial entrance hall complete with a porch and an intercom system linked to the main communal door, providing security and peace of mind.

The heart of the home is a bright and spacious open-plan living area, enhanced by a Juliet balcony that allows plenty of natural light. This area seamlessly flows into a versatile dining or office space, perfect for modern living.

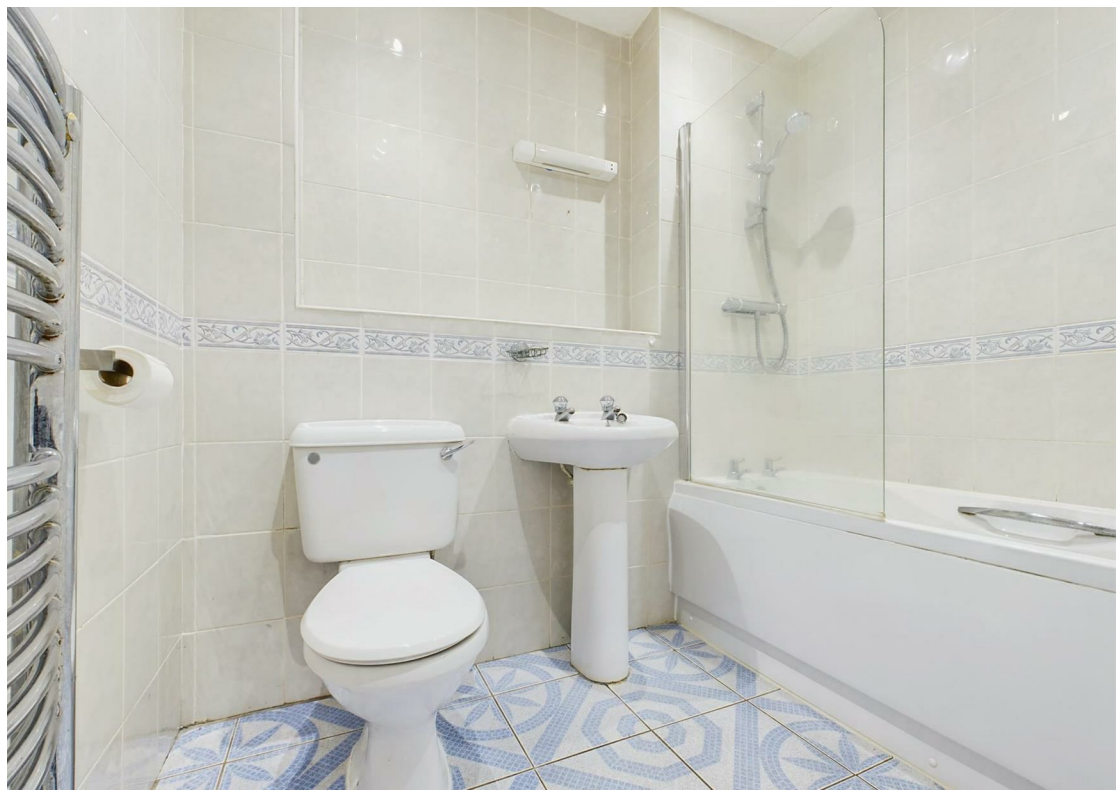
The fitted kitchen is well-appointed with integrated appliances including an oven and hob as well as a freestanding fridge/freezer, washing machine and dishwasher.

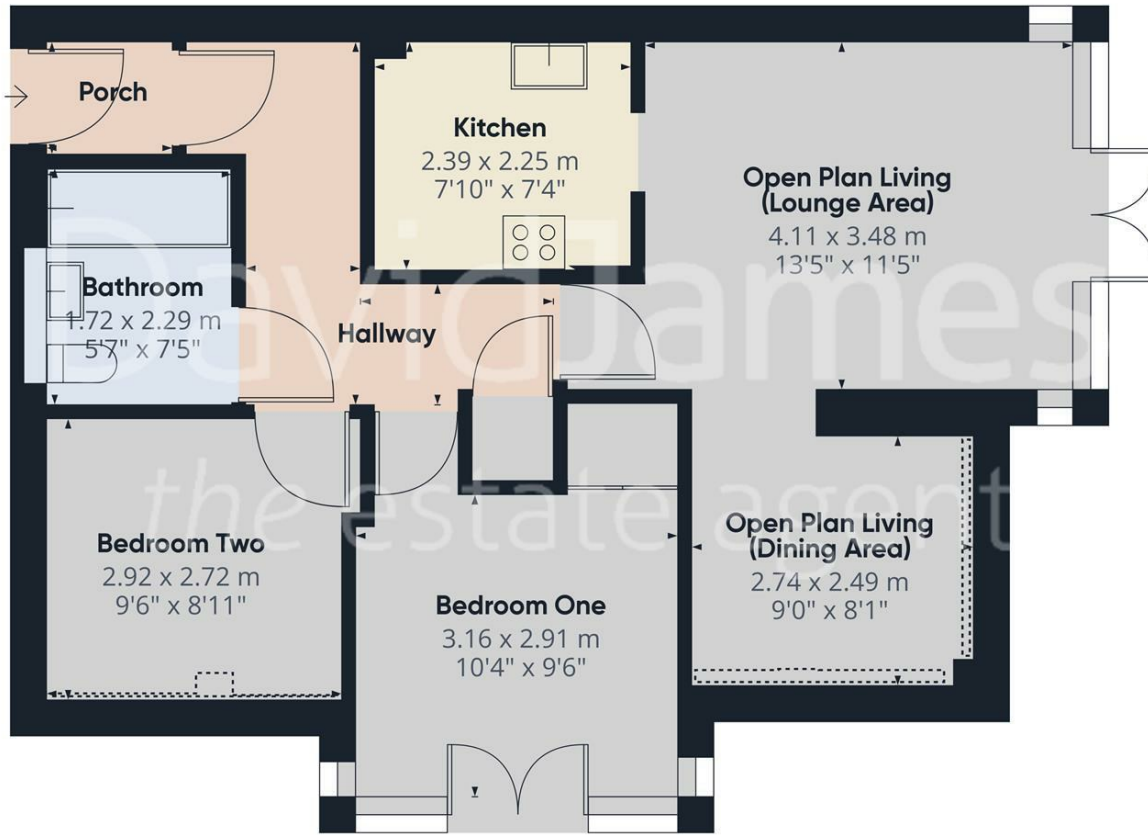
The apartment features two generously sized bedrooms, with the main bedroom boasting built-in wardrobes for ample storage. The bathroom is well-equipped with a three-piece suite, including an extractor fan and a towel radiator.

Additional benefits of this property include UPVC double glazing, a gas central heating system with radiators throughout as well as the convenience of an allocated car parking space externally.



- Modern top floor apartment
- Offered to the market with no upward chain
- Within easy reach of both Arnold and Mapperley's amenities
- Frequent bus services to the City Centre just a short walk away
- An ideal first-time purchase or investment buy
- Spacious modern lounge with Juliette balcony and an adjoining dining area
- Fitted kitchen with a variety of appliances
- Two bedrooms the main with Juliette balcony
- Bathroom with a three-piece suite
- Allocated car parking space, close to ample amenities and transport links





**Approximate total area\***

61.74 m<sup>2</sup>  
664.51 ft<sup>2</sup>

**Reduced headroom**

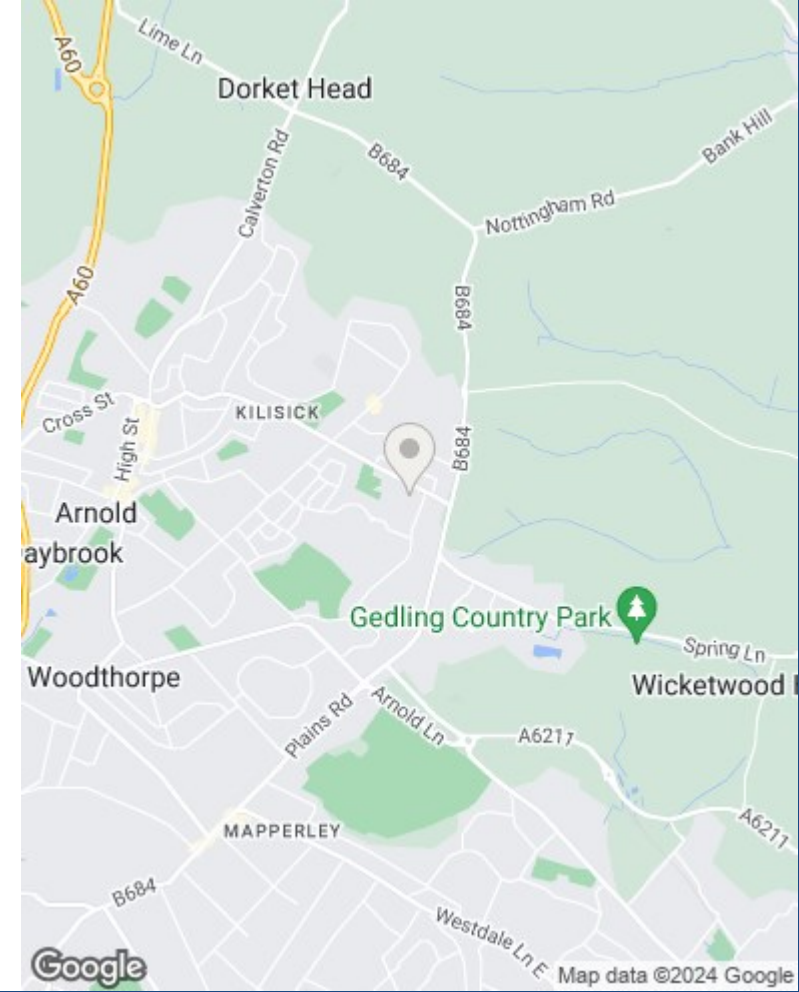
0.62 m<sup>2</sup>  
6.68 ft<sup>2</sup>

(\*) Excluding balconies and terraces

⚠ Reduced headroom  
(below 1.5m/4.92ft)

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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