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DavidJames
the estate agent

Kingswell Avenue, Arnold, Nottingham, NG5 6SY

Guide Price £140,000

About This Property

This modern first-floor apartment is located in a purpose-built block in the heart of Arnold, offering convenient access to local amenities and excellent transport links. The property features two well-sized bedrooms, with bedroom two benefitting from an en-suite shower room and WC, complete with a mains-powered shower.

Upon entering the apartment, the entrance hall is fitted with a security phone system, ensuring peace of mind. The lounge/dining room provides ample space for both relaxing and dining, with windows that overlook the parking area, allowing for plenty of natural light.

The kitchen is well-equipped with integrated appliances, including a double oven, hob, and extractor fan, making it practical. The main bathroom features a modern suite with a WC and a shower over the bath, operated by mixer taps.

The property benefits from UPVC double glazing and electric heating throughout, ensuring comfort all year round. Additionally, an allocated parking space is available within a secure, gated car park, providing extra convenience.

Ideally situated close to bus routes and within walking distance of Arnold Town Centre, this property offers an excellent opportunity for those seeking a well-located home. Sold with no upward chain, it is ready for immediate occupation.



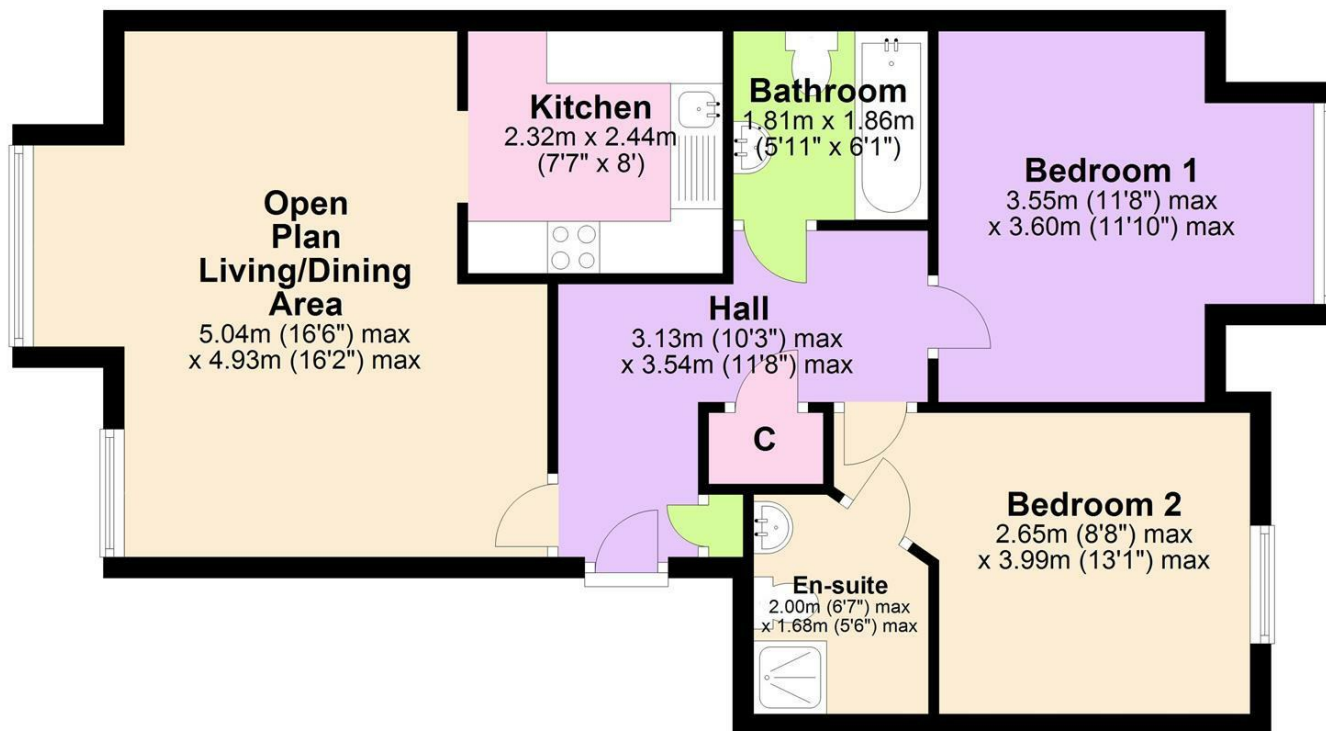
- Modern first floor apartment in a purpose built block
- Two bedrooms, bedroom two with ensure shower room/WC with mains shower
- Entrance hall with security phone
- Lounge/dining room with windows overlooking the parking area
- Kitchen with integrated double oven, hob and extractor
- Bathroom/WC with suite and shower off mixer taps
- UPVC double glazing, electric heating
- Allocated parking space situated within a secure gated car park
- Situated close to bus routes and walking distance of Arnold Town Centre
- Sold with no upward chain



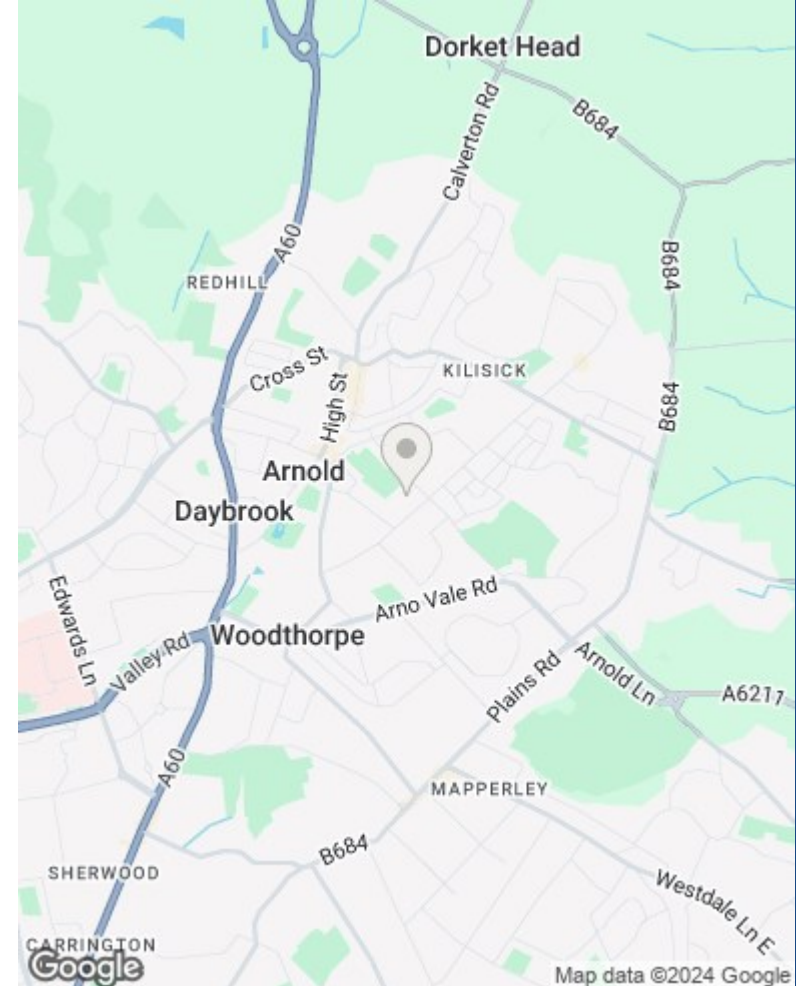


First Floor

Approx. 63.6 sq. metres (684.4 sq. feet)



Total area: approx. 63.6 sq. metres (684.4 sq. feet)



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Council Tax Band: B
Gedling Borough Council
Leasehold

DavidJames
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David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

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