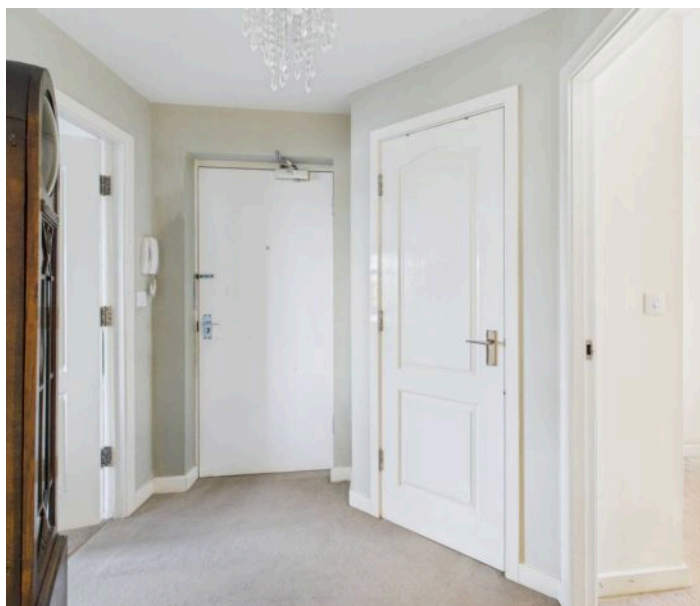
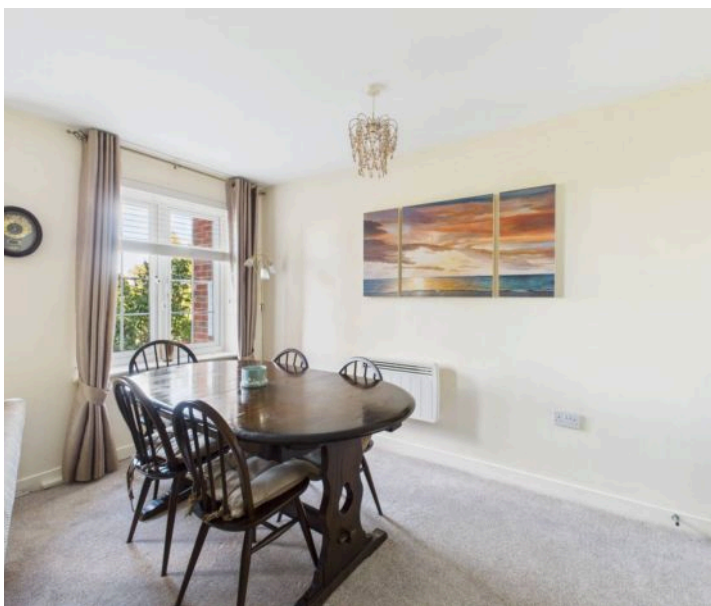




41 Kingswell Avenue, Arnold – NG5 6SY

Guide Price **£130,000**

DavidJames
the estate agent



41 Kingswell Avenue

Arnold, Nottingham

Well-presented two-bedroom ground floor apartment with no upward chain in the sought-after area of Arnold, with lounge/dining room, stunning kitchen & allocated parking space in secure gated carpark!

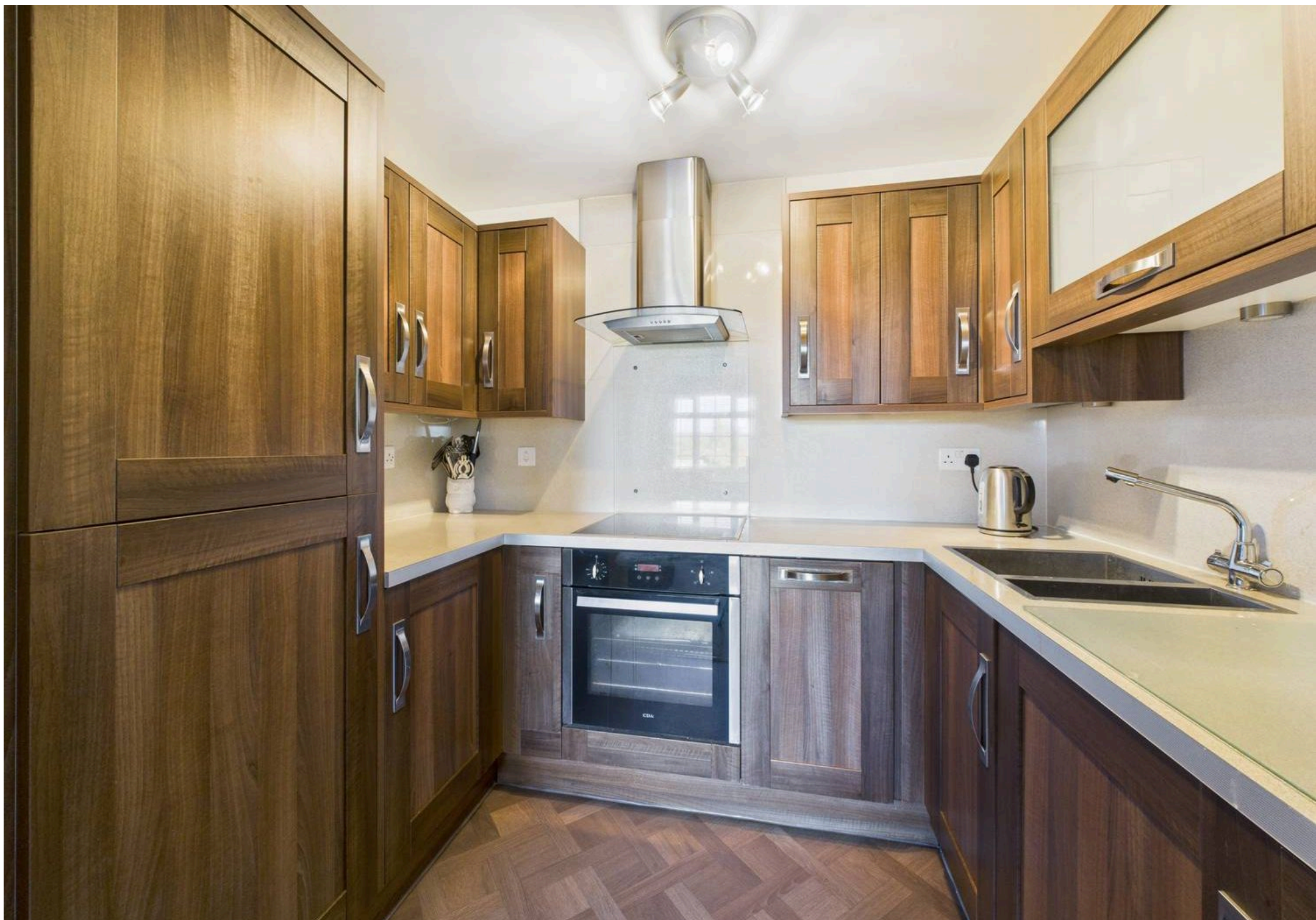
Council Tax band: B

Tenure: Leasehold

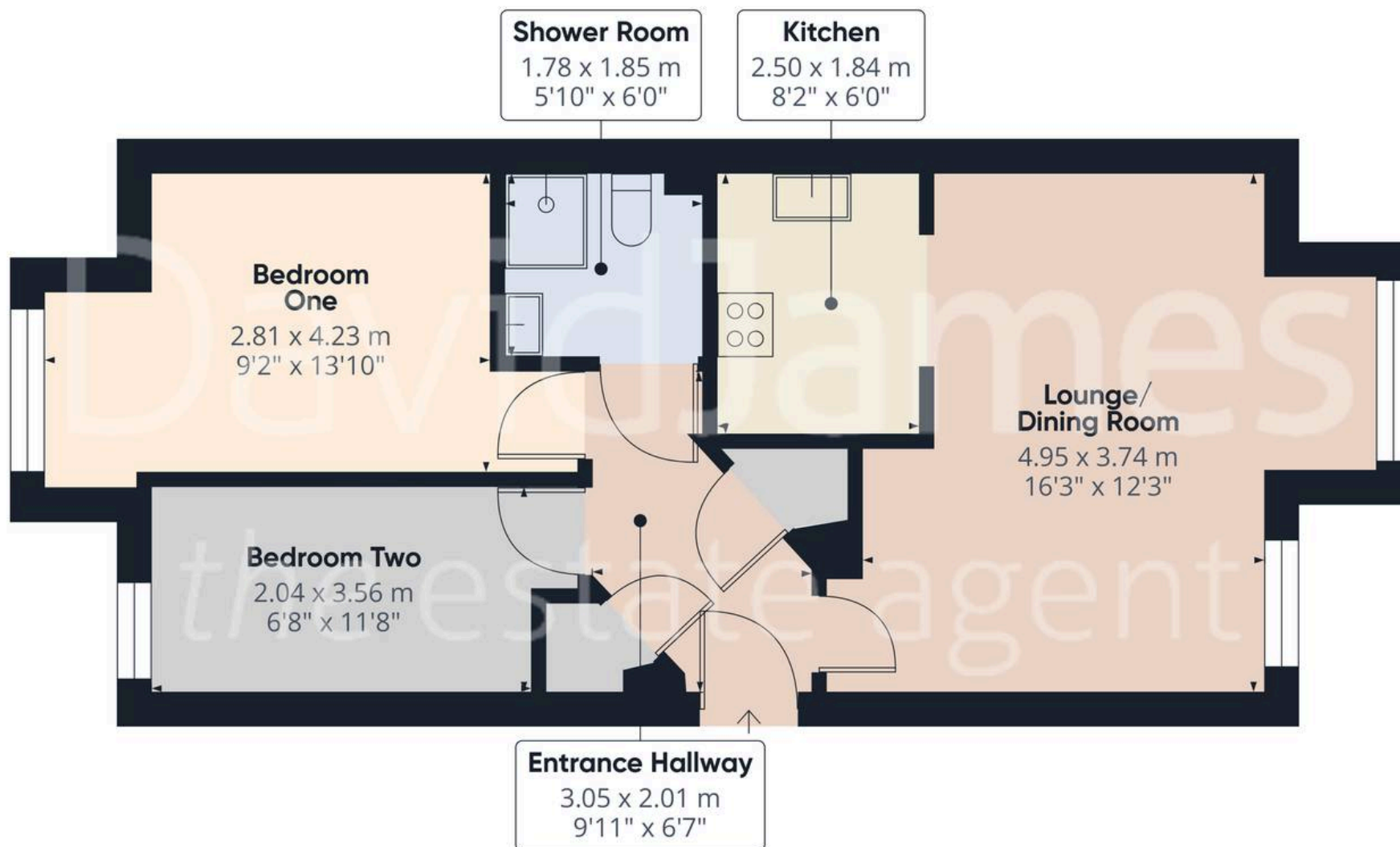
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented two-bedroom ground floor apartment
- Perfect first-time purchase or buy-to-let investment
- Offered to the market with no upward chain
- Sought-after-area close to bus routes and walking distance of Arnold's amenities
- Welcoming entrance hallway with security phone, two storage cupboards
- Bright and spacious lounge/dining room with electric fireplace
- Stunning kitchen with dark wood-effect units and a range of integrated appliances
- Two bright and airy double bedrooms (main bedroom with fitted wardrobes)
- Modern white three-piece shower room with vanity unit and storage
- Communal rear gardens and allocated parking space in a secure gated carpark







Approximate total area⁽¹⁾

53.1 m²

572 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.