



Edison Way  
Arnold, Nottingham NG5 7NJ

A TWO BEDROOM, TOP FLOOR  
APARTMENT SITUATED IN ARNOLD,  
NOTTINGHAM.

**£130,000 Leasehold**



\*\* IDEAL FIRST TIME BUY/ INVESTMENT \*\*

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO BEDROOM, TOP FLOOR APARTMENT situated in the HEART of ARNOLD, NOTTINGHAM.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway. This allows access through to the open plan lounge, diner and kitchen. The room is filled with natural light from the floor to ceiling window, alongside the kitchen offering fitted units. Off the hall, you also have the first bedroom with floor to ceiling window, second bedroom, family bathroom featuring a three piece suite and ample storage cupboard.

The property also has use of an allocated parking space and intercom system. A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this great opportunity- Contact the office now to arrange your viewing!



### Entrance Hallway

3'10" x 12'7" approx (1.18 x 3.85 approx)

Linoleum flooring. Wall mounted electric heater. Ceiling light point. Intercom system. Built-in storage cupboard housing water tank (1.99 x 0.75 m approx.) Internal doors leading into Lounge Diner, Bedroom 1, 2 and Family Bathroom

### Lounge Diner

10'3" x 22'6" approx (3.13 x 6.88 approx)

UPVC double glazed windows. Linoleum flooring. Wall mounted electric heater. Ceiling light point. TV point. Ample space for seating and dining. Open through to Kitchen

### Kitchen

9'1" x 8'4" approx (2.79 x 2.56 approx)

Velux roof window. Linoleum flooring. Tiled splashbacks. Recessed spotlights to the ceiling. Range of matching wall, base and drawer units, providing ample storage space, incorporating laminate worksurfaces over. Stainless steel sink and drainer unit with dual heat tap above. Integrated electric oven. 4 ring Induction hob and extractor fan. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine

### Bedroom 1

12'8" x 11'0" approx (3.88 x 3.36 approx)

UPVC double glazed windows. Carpeted flooring. Wall mounted electric heater. Ceiling light point. Built-in fitted wardrobes

### Bedroom 2

8'6" x 9'10" approx (2.61 x 3.02 approx)

Velux roof window. Carpeted flooring. Wall mounted electric heater. Ceiling light point

### Family Bathroom

6'3" x 7'0" approx (1.92 x 2.14 approx)

Linoleum flooring. Tiled splashbacks. Wall mounted heated towel rail. Recessed spotlights to the ceiling. Extractor fan. Modern 3 piece suite comprising of a panel bath with dual heat tap and a mains fed shower unit above, pedestal wash hand basin with dual heat tap and a low level flush WC

### Parking

The property benefits from an allocated parking alongside several communal visitor parking spaces.

### Council Tax

Local Authority Gedling

Council Tax band B

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 8mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – Surface Water : High

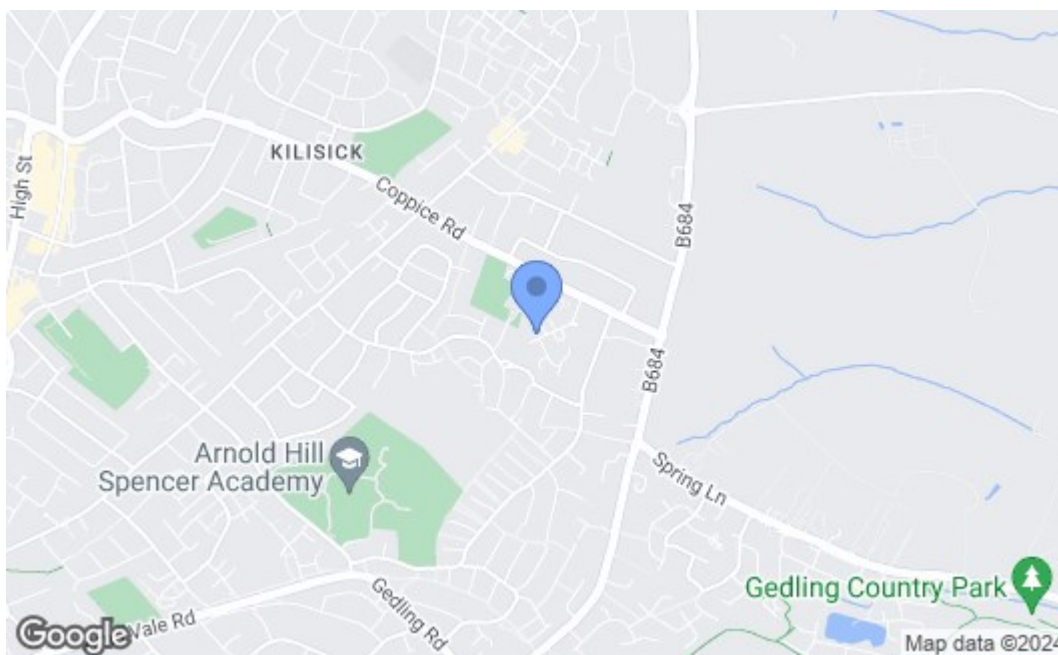
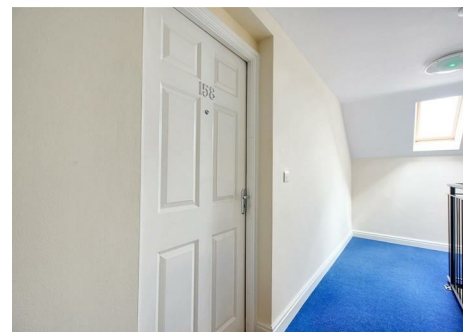
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.