



## Edison Way, Arnold

Nottingham, NG5 7NE

£130,000



Newton Fallowell are delighted to present this two bedroom top floor apartment situated on Edison Way. Accommodation comprises of open-plan kitchen/living room, two bedrooms & family bathroom. EPC Rating C. Council Tax Band - B. Leasehold. No Upward Chain.

Hallway

Kitchen

**7'9" x 7'11" (2.37m x 2.42m)**

Living/Dining Area

**18'6" x 14'2" (5.64m x 4.34m)**

Bedroom One

**9'1" x 14'5" (2.79m x 4.41m)**

Bedroom Two

**10'10" max, 7'11" min x 9'0" (3.32m max, 2.43m min x 2.76m)**

Bathroom

**7'1" x 5'6" (2.17m x 1.69m)**

Agents Note

Lease Information: The property was built in 2003 and had a 99 year leasehold which leaves 78 years remaining. Ground Rent is £75 per annum. Service Charge is £74.71 per month and the managing Agents is Home Ground Management LTD  
The parking space is D2

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

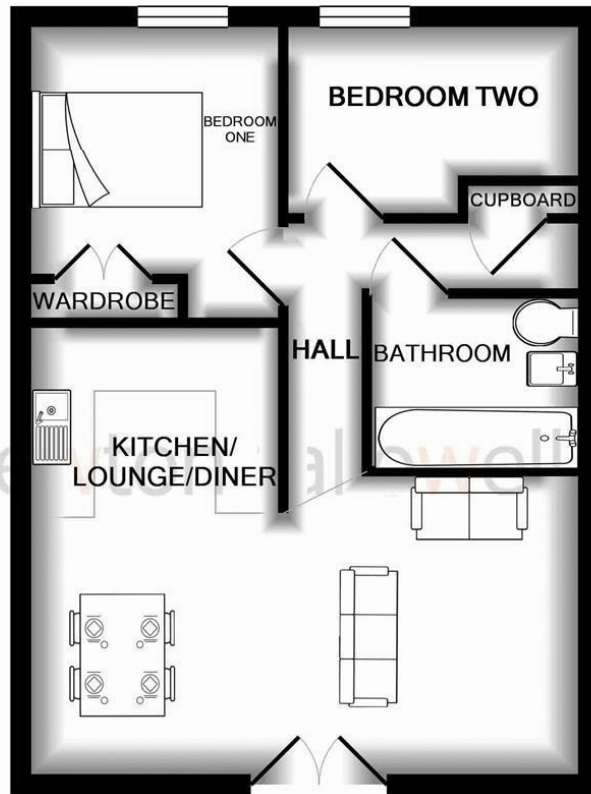
Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

Further Note

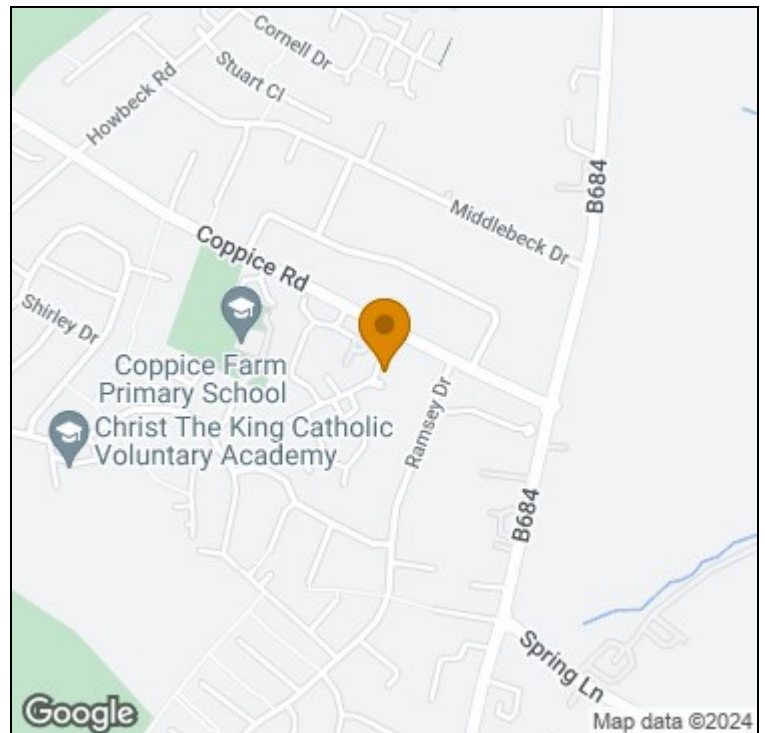
It should be noted that this property is owned by a family member of staff of Newton Fallowell, Bingham.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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