



Apartment 148 Gardenia House, Arnold, Edison Way, NG5 7NJ
£130,000



Marriotts



Apartment 148 Gardenia House

Arnold, Edison Way, NG5 7NJ

- Modern second-floor apartment with two generous double bedrooms
- Contemporary fitted kitchen and modern bathroom with bath and electric shower over
- Ideal first-time buy or investment opportunity
- Spacious open-plan living and dining area with a Juliette balcony
- Excellent location between Arnold and Mapperley. Close to local amenities, transport links and Gedling Country Park
- Allocated parking space - No Upward Chain!

Stylish Two-Bedroom Second Floor Apartment with Allocated Parking and For Sale with no Upward Chain!

Beautifully presented and offering contemporary living throughout, this spacious second-floor apartment is an ideal purchase for first-time buyers, professionals or investors. Benefiting from an allocated parking space and a sought-after location, the property combines modern design with excellent convenience.

At the heart of the home is an impressive open-plan living and dining area, providing a versatile space that can be arranged to suit your lifestyle. A charming Juliette balcony overlooks an attractive green, allowing plenty of natural light to flood the room and creating a bright, airy atmosphere.

The modern fitted kitchen is seamlessly positioned adjacent to the dining area and features a range of contemporary units and provides ample storage.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes. The neutral family bathroom is fitted with a modern three-piece suite, including a bath with an electric shower over.

Ideally situated on Edison Way, the apartment enjoys easy access to the excellent amenities of both Arnold and Mapperley, is located on a regular bus route, and is just a short distance from the beautiful Gedling Country Park, making it perfect for commuters and those who enjoy outdoor recreation.



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Entrance

Accessed from the communal entrance, this second floor apartment opens into the hallway, which has wood effect laminate floor, wall mounted RCD board, electric wall heater, cupboard housing hot water tank and audio phone for the intercom entry system.

Open plan living room and kitchen

The open plan living space has wood effect laminate floor, wall mounted electric heater, Juliette balcony with UPVC French doors and wall mounted electric heater.

The kitchen is fitted with a range of wall and floor cabinets, worktop and tile splashback, stainless steel sink & drainer with mixer tap. There is a fitted electric oven and hob, space for washing machine and fridge freezer.

Bedroom 1

The master bedroom has fitted wardrobes, carpet, electric wall heater and UPVC window to the rear.

Bedroom 2

With carpet, electric wall heater and UPVC window to the rear.

Bathroom

Fitted with a three piece suite comprising of bath with mixer tap, electric shower, shower screen and mosaic tile surround, along with a wash hand basin & mixer tap and toilet with dual flush, both with mosaic tiles behind. There is an extractor fan, heated towel rail and wood effect vinyl floor.

Outside

Externally the property has an allocated parking space to the rear and overlooks a communal maintained green area from the living room.

Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125 years From: 15/12/2003

GROUND RENT: £150 per annum - to be reviewed on:
SERVICE CHARGE: £1,537.14 per annum - to be reviewed on:

COUNCIL TAX: Gedling Borough - Band B

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: None

LOCATION OF BOILER: n/a

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus

MAINS ELECTRICITY PROVIDER: Octopus

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.







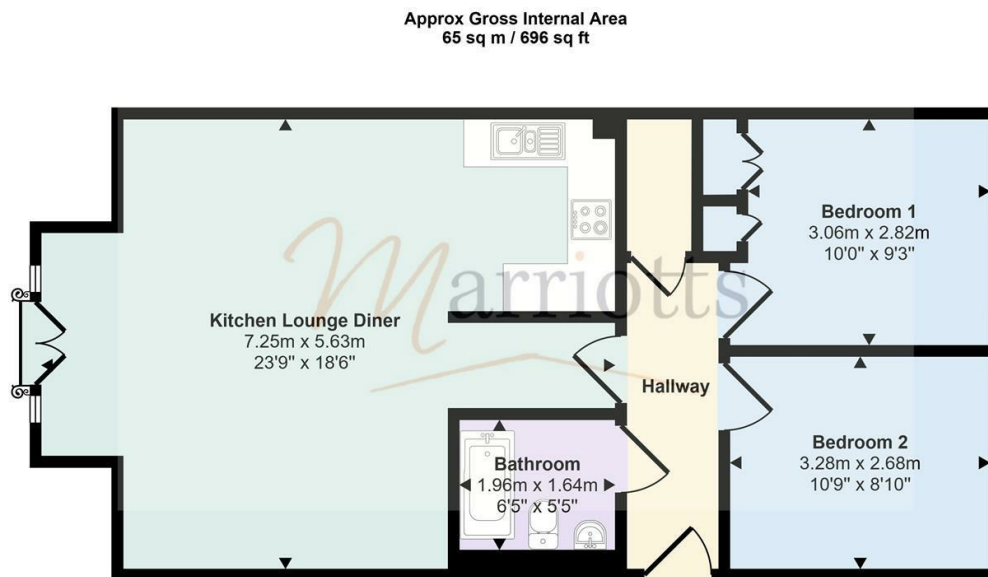
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Second floor apartment accessed via stairs.

OTHER INFORMATION:

The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only. Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).