



23 Kingswell Avenue, Arnold – NG5 6SY

Guide Price **£140,000**

DavidJames
the estate agent



23 Kingswell Avenue

Arnold, Nottingham

NO CHAIN! Modern 2 double bed top-floor apartment close to Arnold's amenities! Spacious lounge/diner, kitchen, en-suite and bathroom plus an allocated parking space to the rear! Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

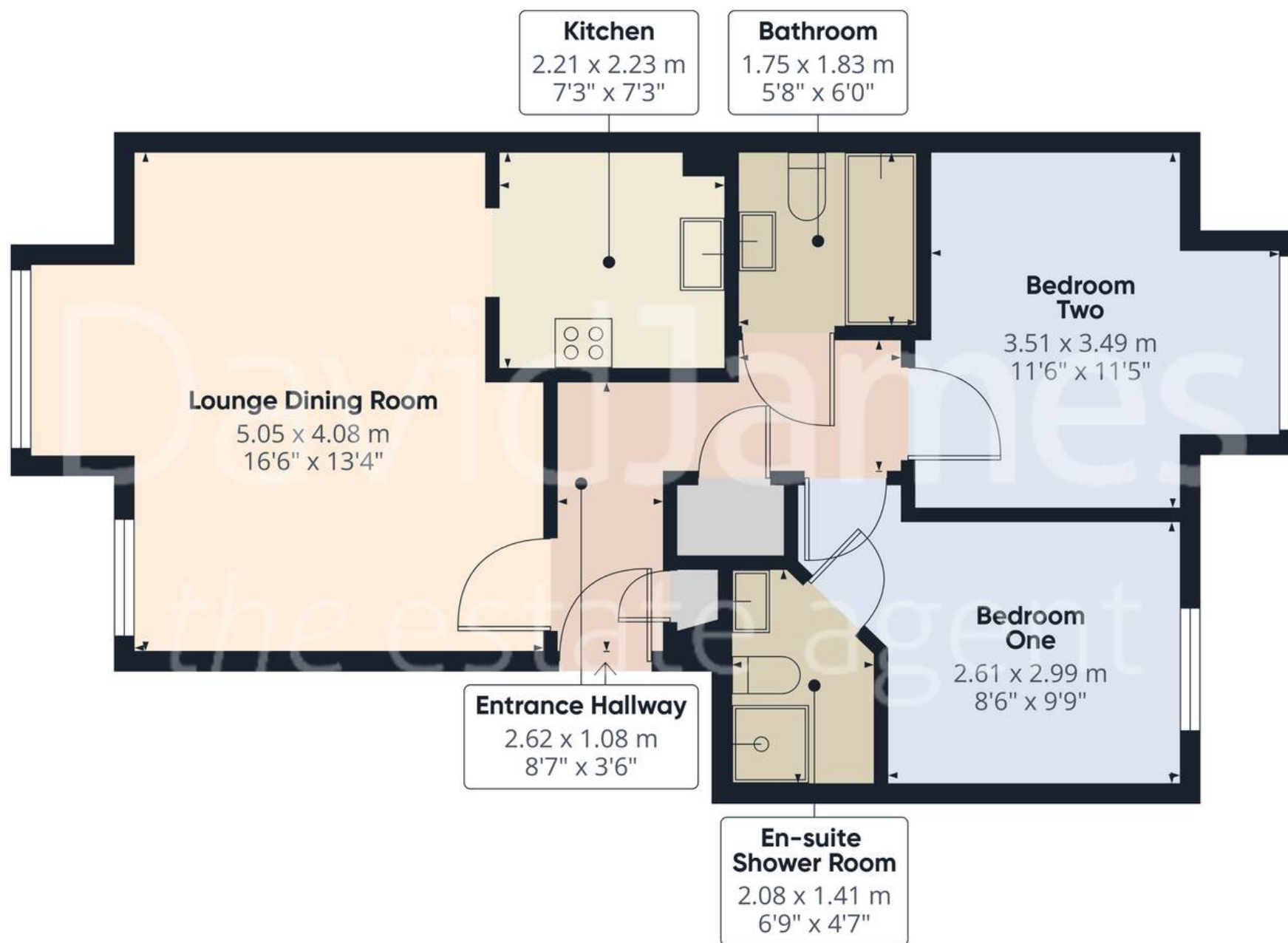
EPC Environmental Impact Rating: C

- Modern top floor apartment
- Offered to the market with no upward chain
- Walking distance to frequent bus routes and Arnold's variety of amenities
- Bright open-plan lounge/dining room with two rear-facing windows enjoying impressive views
- Contemporary kitchen with integrated double oven, hob and extractor
- Two well-proportioned double bedrooms (main bedroom with en-suite)
- Main bathroom features a white suite with shower over bath
- Secure communal entrance with useful security intercom system
- Electric heating and UPVC double glazing throughout the apartment
- Allocated vehicle space within a communal gated parking area









Approximate total area⁽¹⁾

59.5 m²
641 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.

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