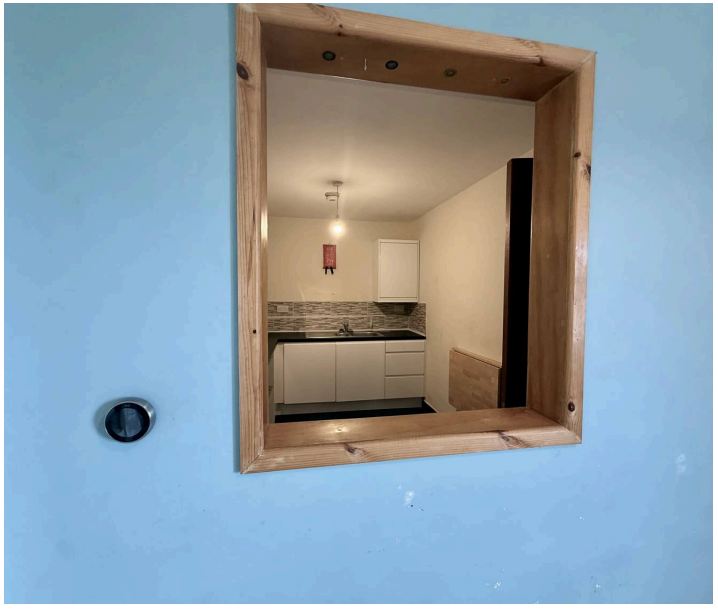
Flat 12, Aria Court, 479 Mansfield Road - NG5 2JJ

Guide Price **£85,000**

DavidJames
the estate agent



Flat 12

Aria Court, Nottingham

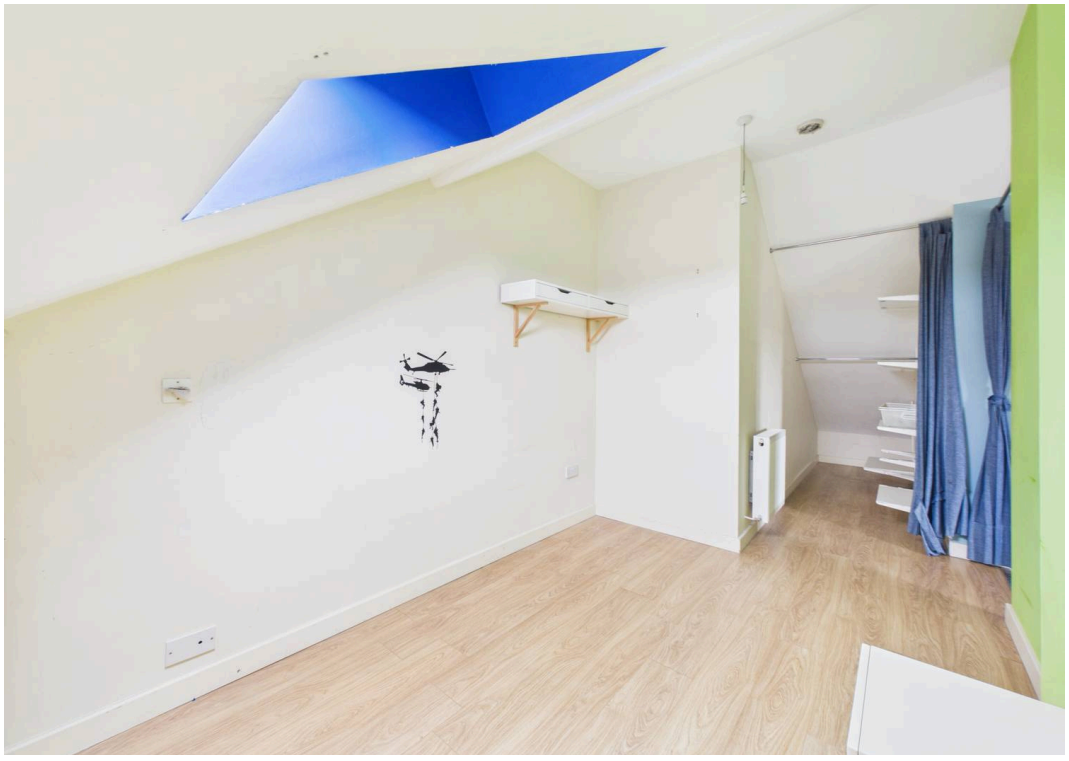
CHAIN FREE FIRST HOME OR INVESTMENT OPPORTUNITY! Light filled second floor flat with lounge/dining room, modern kitchen, bedroom & off-street parking in great location
Council Tax band: A

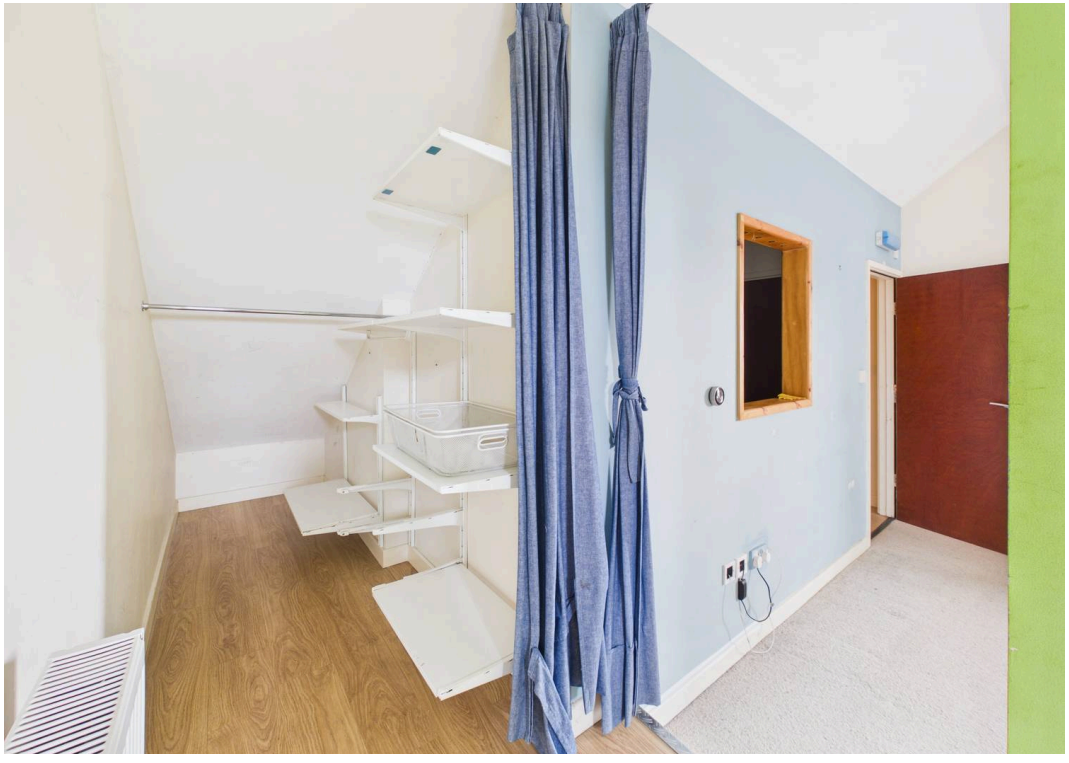
Tenure: Leasehold

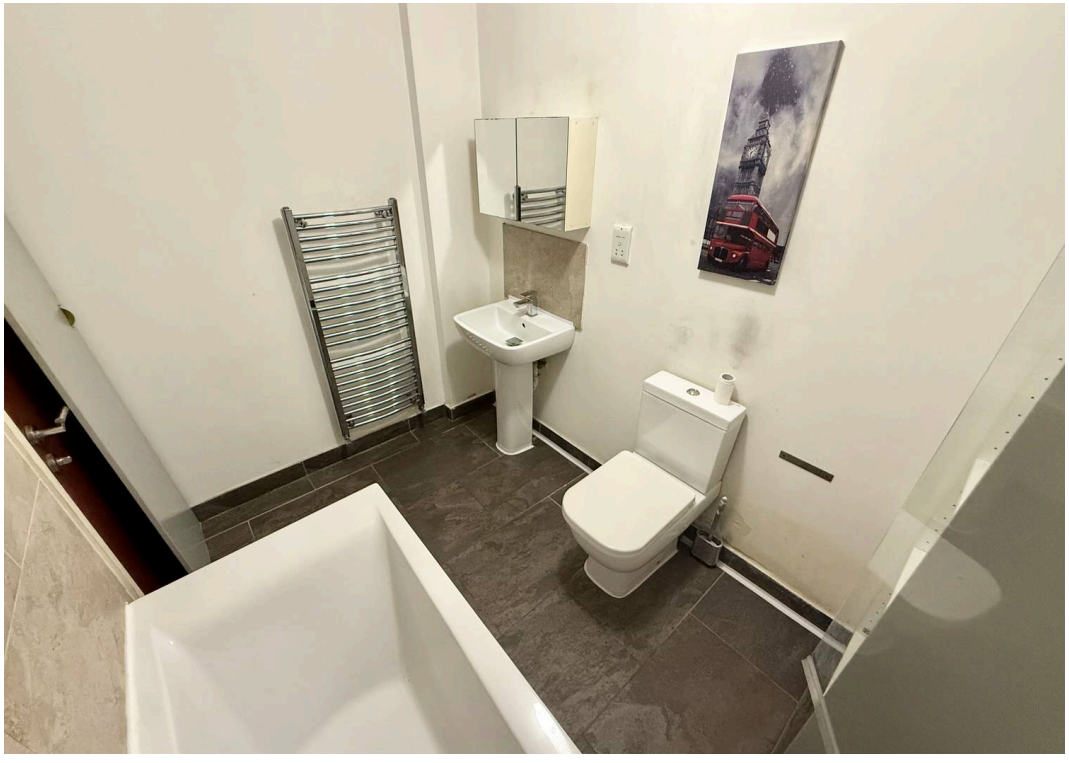
EPC Energy Efficiency Rating: C

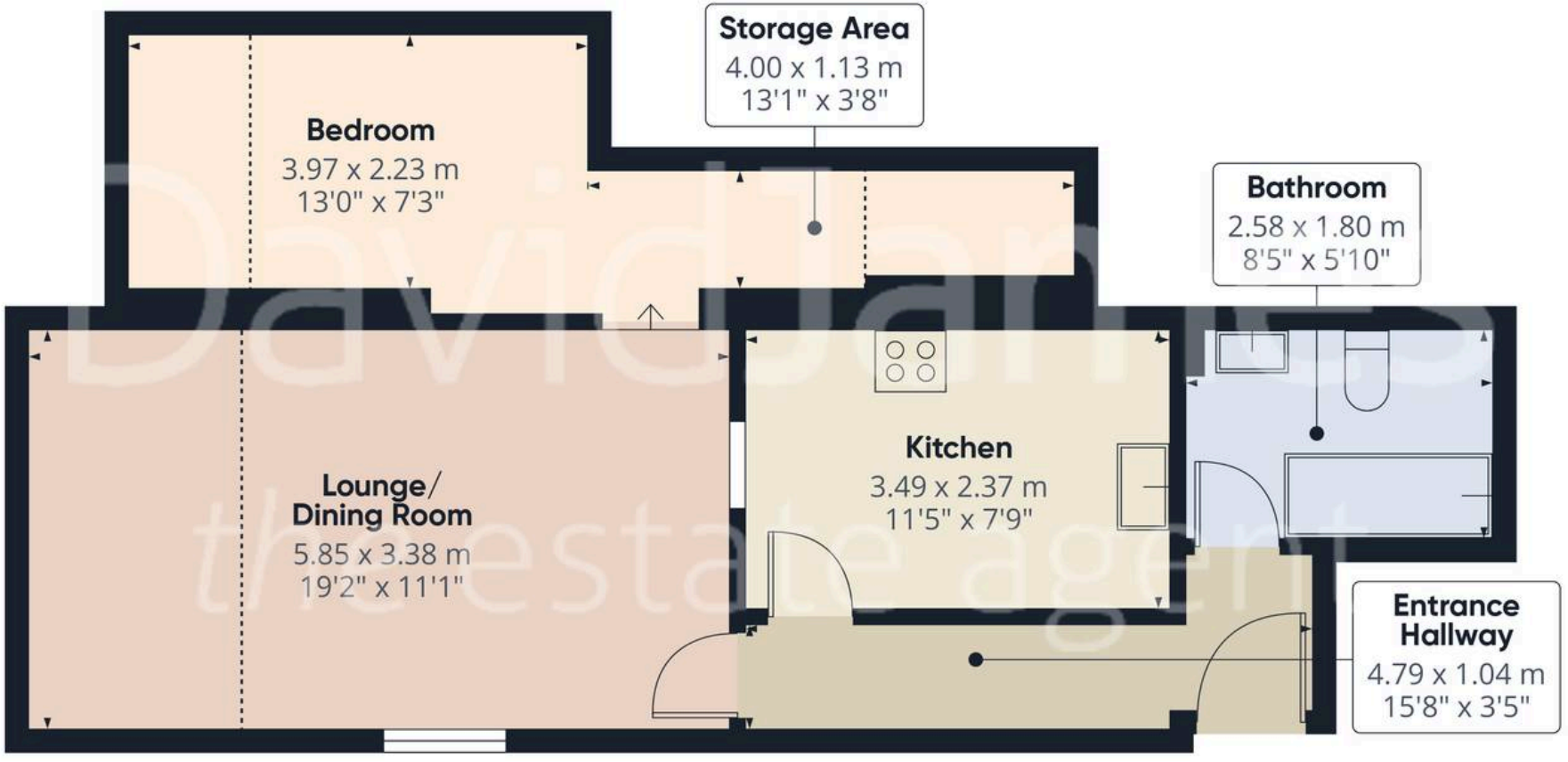
EPC Environmental Impact Rating:

- Spacious second-floor flat in a great location sold with no upward chain
- One double bedroom featuring roof light and additional storage area
- Welcoming entrance hallway with wood-effect flooring
- Light filled lounge with views across the surrounding area
- Spacious dining/kitchen with modern white gloss kitchen units
- Modern white three-piece bathroom suite with shower over bath
- Gas central heating powered by a combination boiler
- Off-street parking and secure intercom entry system
- In walking distance of cafés, restaurants, shops and City Centre bus links
- Ideal purchase for first-time buyers or investors









DavidJames
the estate agent

Approximate total area(1)

51.5 m²

554 ft²

Reduced headroom

9.8 m²

105 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

E
N
S
W

David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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.